

**MINUTES  
CITY OF ST. CHARLES, IL  
ST. CHARLES PLAN COMMISSION  
TUESDAY, AUGUST 2, 2011 – 7:00 P.M.**

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Members Present:            Todd Wallace, Chairman  
                                     Tim Kessler, Vice Chairman/Secretary  
                                     Brian Doyle  
                                     Curt Henningson  
                                     Thomas Pretz  
                                     Tom Schuetz

Members Absent:            Sue Amatangelo

Also Present:                Rita Tungare, Community Development Director  
                                     Russell Colby, Planning Division Manager  
                                     Matthew O'Rourke, Planner  
                                     Sonntag Court Reporter

**1.      Call to order**

A meeting of the St. Charles Plan Commission was called to order at 7:00 p.m. by Chairman Wallace.

**2.      Roll Call**

**3.      Presentation of Minutes**

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the July 19, 2011 meeting.

**CONTINUED PUBLIC HEARING**

**4.      220 N. Randall Rd. and 300 N. Randall Rd. (North Randall Road Partners)**

Application for Special Use to allow for a Transportation Operations Facility for a School Bus Company

-Site Plan dated 7/14/11

The attached transcript prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**A motion was made and seconded to close the public hearing.**

Voice Vote:

Ayes:                        Schuetz, Kessler, Pretz, Doyle, Henningson, Wallace

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**Tuesday, August 2, 2011**

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Nays: None

Absent: Amatangelo

Motion Carried.

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

Application for General Amendment to Chapter 17.28 “Signs” and Chapter 17.30 “Definitions” pertaining to advertising on bus shelters.

The attached transcript prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**A motion was made and seconded to continue the public hearing to Tuesday, September 6, 2011 at 7:00pm at Century Station, 112 N. Riverside Avenue**

Voice Vote:

Ayes: Schuetz, Henningson, Wallace, Kessler, Doyle, Pretz

Nays: None

Absent: Amatangelo

Motion Carried.

**MEETING**

The attached transcript prepared by Sonntag Reporting Service, Ltd., is by reference hereby made a part of these minutes.

**6. 220 N. Randall Rd. and 300 N. Randall Rd. (North Randall Road Partners)**

Application for Special Use to allow for a Transportation Operations Facility for a School Bus Company

-Site Plan dated 7/14/11

**Mr. Doyle made a motion to recommend to the City Council approval of the Application for Special Use for a Transportation Operations Facility for a School Bus Company at 220 N. Randall Road contingent upon the Findings of Fact and the conditions set forth in the staff report presented at the August 2, 2011 meeting.**

Mr. Kessler seconded the motion.

Voice Vote:

Ayes: Schuetz, Doyle, Wallace, Kessler

Nays: Pretz, Henningson

Absent: Amatangelo

Motion Carried.

**Mr. Kessler made a motion to recommend to the City Council approval of the Application for Special Use for a Transportation Operations Facility for a School**

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**Bus Company at 300 N. Randall Road contingent upon the Findings of Fact and conditions set forth in the staff report presented at the August 2, 2011 meeting, including an additional condition that the exit from the facility after construction will be largely at 17<sup>th</sup> Street.**

Mr. Schuetz seconded the motion

Voice Vote:

Ayes: Schuetz, Doyle, Pretz, Wallace, Kessler

Nays: Henningson

Absent: Amatangelo

Motion Carried

**7. Meeting Announcements:**

**Plan Commission** Tuesday, August 16, 2011 at 7:00pm in the Council Chambers

**Plan Commission** Tuesday, September 6, 2011 7:00pm at Century Station

**8. Additional Business**

The meeting adjourned at 9:25p.m.

CERTIFIED  
ORIGINAL

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1 S60049B

2 STATE OF ILLINOIS )

) SS.

3 COUNTY OF KANE )

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BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

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6 In Re the Matter of:

)

RECEIVED  
St. Charles, IL

)

7 General Amendment (City of )

AUG - 9 2011

St. Charles) Application for )

8 General Amendment to )

CDD  
Planning Division

Chapter 17.28 "Signs" and )

9 Chapter 17.30 "Definitions" )

Pertaining to Advertising on )

10 Bus Shelters. )

11 CONTINUED REPORT OF PROCEEDINGS had at the  
12 hearing of the above-entitled matter, before the  
13 City of St. Charles Plan Commission, taken in the  
14 offices of the City of St. Charles, 2 East Main  
15 Street, St. Charles, Illinois, on August 2, 2011,  
16 at the hour of 8:40 p.m.

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1           **PRESENT:**

2                   MR. TODD WALLACE, Chairman;

3                   MR. TIM KESSLER, Vice Chairman;

4                   MR. BRIAN DOYLE, Member;

5                   MR. CURT HENNINGSON, Member;

6                   MR. TOM PRETZ, Member; and

7                   MR. TOM SCHUETZ, Member.

8           **ALSO PRESENT:**

9                   MS. RITA TUNGARE, Community Development Director;

10                  MR. RUSSELL COLBY, Planning Division Manager; and

11                  MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 08/02/2011  
GENERAL AMENDMENT (CITY OF ST. CHARLES)

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1                   CHAIRMAN WALLACE: This meeting of  
2                   the St. Charles Plan Commission will be back in  
3                   order.

4                   Item No. 5 on your agenda, this is a  
5                   continued public hearing, General Amendment, City  
6                   of St. Charles, Application for General Amendment  
7                   to Chapter 17.28, "Signs," and Chapter 17.30,  
8                   "Definitions," Pertaining to Advertising on Bus  
9                   Shelters.

10                  I believe that staff recommends that the  
11                  public hearing be further continued for this  
12                  matter?

13                  MR. COLBY: That is. We are asking  
14                  it be continued to September the 6th. We are  
15                  still awaiting some information from Pace.

16                  CHAIRMAN WALLACE: Okay. Is there a  
17                  motion?

18                  VICE CHAIRMAN KESSLER: I make a  
19                  motion to continue the public hearing on  
20                  Item No. 5 until September 6th.

21                  MEMBER SCHUETZ: Second.

22                  CHAIRMAN WALLACE: And that would be  
23                  in the Council Chamber at 7:00 p.m.; correct?

24                  VICE CHAIRMAN KESSLER: That would be

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

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1 correct.

2 CHAIRMAN WALLACE: Okay.

3 MR. COLBY: If I can interject.

4 CHAIRMAN WALLACE: I'm sorry.

5 MR. COLBY: A correction that the  
6 September 6th meeting is in the Century Station  
7 meeting room.

8 CHAIRMAN WALLACE: All right. Is  
9 that the motion for this hearing, Mr. Kessler?

10 VICE CHAIRMAN KESSLER: Yes.

11 CHAIRMAN WALLACE: Okay.

12 MEMBER PRETZ: And I still second.

13 CHAIRMAN WALLACE: All right. Any  
14 discussion on the motion?

15 (No response.)

16 CHAIRMAN WALLACE: Tim?

17 VICE CHAIRMAN KESSLER: Schuetz?

18 MEMBER SCHUETZ: Yes.

19 VICE CHAIRMAN KESSLER: Doyle?

20 MEMBER DOYLE: Yes.

21 VICE CHAIRMAN KESSLER: Pretz?

22 MEMBER PRETZ: Yes.

23 VICE CHAIRMAN KESSLER: Henningson?

24 MEMBER HENNINGSON: Yes.

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GENERAL AMENDMENT (CITY OF ST. CHARLES)

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1 VICE CHAIRMAN KESSLER: Wallace?

2 CHAIRMAN WALLACE: Yes.

3 VICE CHAIRMAN KESSLER: Kessler yes.

4 CHAIRMAN WALLACE: All right. That

5 concludes Item No. 5 on the agendas.

6 (Whereupon, at 8:41 p.m., the

7 above-entitled matter was

8 continued to Tuesday,

9 September 6, 2011, at 7:00 p.m.)

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CERTIFIED  
ORIGINAL

S60049A

STATE OF ILLINOIS )

) SS.

COUNTY OF KANE )

BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

In Re the Matter of:

RECEIVED  
St. Charles, IL

) AUG - 9 2011

220 North Randall Road and )

300 North Randall Road )

CDD  
Planning Division

(North Randall Road Partners) )

Application for Special Use to )

Allow for a Transportation )

Operations Facility for a )

School Bus Company. )

CONTINUED REPORT OF PROCEEDINGS had at the  
hearing of the above-entitled matter, before the  
City of St. Charles Plan Commission, taken in the  
offices of the City of St. Charles, 2 East Main  
Street, St. Charles, Illinois, on August 2, 2011,  
at the hour of 7:00 p.m.

1           **PRESENT:**

2                   MR. TODD WALLACE, Chairman;

3                   MR. TIM KESSLER, Vice Chairman;

4                   MR. BRIAN DOYLE, Member;

5                   MR. CURT HENNINGSON, Member;

6                   MR. TOM PRETZ, Member; and

7                   MR. TOM SCHUETZ, Member.

8           **ALSO PRESENT:**

9                   MS. RITA TUNGARE, Community Development Director;

10                  MR. RUSSELL COLBY, Planning Division Manager; and

11                  MR. MATTHEW O'ROURKE, Planner.

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REPORT OF PROCEEDINGS -- 08/02/2011  
SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1 CHAIRMAN WALLACE: This meeting of  
2 the St. Charles Plan Commission will come to  
3 order.

4 Tim, roll call.

5 VICE CHAIRMAN KESSLER: Schuetz?

6 MEMBER SCHUETZ: Here.

7 VICE CHAIRMAN KESSLER: Doyle?

8 MEMBER DOYLE: Here.

9 VICE CHAIRMAN KESSLER: Pretz?

10 MEMBER PRETZ: Here.

11 VICE CHAIRMAN KESSLER: Henningson?

12 MEMBER HENNINGSON: Here.

13 VICE CHAIRMAN KESSLER: Wallace?

14 CHAIRMAN WALLACE: Here.

15 VICE CHAIRMAN KESSLER: Kessler,  
16 here.

17 CHAIRMAN WALLACE: All right.

18 Item 3 on your agenda is presentation of  
19 the minutes of the July 19th, 2011, meeting.

20 Is there a motion?

21 VICE CHAIRMAN KESSLER: So moved.

22 MEMBER SCHUETZ: Second.

23 CHAIRMAN WALLACE: It's moved and  
24 seconded.

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1 All in favor?

2 (The ayes were thereupon heard.)

3 CHAIRMAN WALLACE: Opposed?

4 (No response.)

5 CHAIRMAN WALLACE: The motion passes  
6 unanimously.

7 Items No. 4 and 5 on your agendas are  
8 continued public hearings. I'll just go over the  
9 procedure quickly for both of these items for  
10 anyone who has not been before us in the past or  
11 even for those of you who have.

12 The St. Charles Plan Commission is  
13 commissioned by the City Council for the purpose  
14 of conducting these public hearings for  
15 applications that are brought before us by  
16 applicants, property owners.

17 The role of the St. Charles Plan Commission  
18 is to take evidence in the form of testimony, in  
19 physical evidence, and in considering that  
20 evidence, weighing it against a certain set of  
21 findings of fact, we recommend a decision to the  
22 City Council whether to approve or deny the  
23 application.

24 The findings of fact for this particular

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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1           Applicant, since it's a special use application,  
2           I requested that staff print out some additional  
3           copies of it, and I know -- yeah, there are some  
4           left back there on the back table.

5                     There are six different factors that the  
6           Plan Commission looks at in determining whether  
7           to recommend denial or approval of an  
8           application.

9                     We are not a policymaking body. We are  
10          solely a fact-finding body. We take only the  
11          evidence that is given during the public hearing  
12          and not any additional evidence that is given  
13          outside of the public hearing. We consider that  
14          evidence and we make a recommendation  
15          accordingly.

16                    Any questions on our role?

17                             (No response.)

18                    CHAIRMAN WALLACE: All right.

19                    Regarding the process for both of these,  
20           these are both continued public hearings, so we  
21           have already opened the public hearings.

22                    For one reason or another, we've decided on  
23           both of them to continue them in order to take  
24           more evidence. Either there was a question or we

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1           knew that more evidence would be forthcoming, so  
2           for that reason we continued both of these to  
3           tonight.

4           The first public hearing we had a  
5           presentation from the Applicant in which the  
6           Applicant presented testimony in favor of the  
7           application.

8           We also had time for Plan Commission and  
9           members of the public to ask questions, and then  
10          time for members of the public to present their  
11          own testimony either for or against the  
12          application.

13          We'll follow the streamlined version of the  
14          same procedure tonight. We'll give the Applicant  
15          in each of these cases the chance to offer  
16          additional testimony in favor of their  
17          application, and then we will go through the  
18          remainder of the procedure.

19          It's important to differentiate questions  
20          of the Applicant regarding testimony that's given  
21          from -- from -- from testimony of your own.

22          If you wish to offer testimony, there's a  
23          time for that, but the first stage will be to  
24          give a response to testimony from the Applicant.

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1                   And I will control the process. During  
2                   this time, I would ask that only one person speak  
3                   at a time. We have a Court Reporter here who is  
4                   taking down all of the -- all of the information  
5                   that's given in these proceedings, and it's  
6                   important for the City Council to be able to  
7                   consider all of that evidence verbatim, so for  
8                   that reason we can't have two people speaking at  
9                   the same time or he won't be able to do that.

10                  At this point in time, anyone who wishes to  
11                  offer testimony or ask any questions, I would ask  
12                  that you now stand up, raise your right hand and  
13                  I will swear all of you in at the same time.  
14                  This is for both the general amendment  
15                  application, as well as the 200 North Randall  
16                  Road and 300 North Randall Road application, so  
17                  anyone who wishes to offer testimony or ask any  
18                  questions.

19                               (10 witnesses were thereupon duly  
20                               sworn.)

21                   CHAIRMAN WALLACE: All right.

22                   Thank you. You may be seated.

23                   When you do wish to ask a question or offer  
24                   a comment, I would ask that you wait until you're



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1           recognized by me, and when you're recognized by  
2           me, I will have you come up here to the lectern  
3           and speak into the microphone so that everyone in  
4           the room can hear you.

5                       Those of you who have been here before our  
6           Plan Commission before know that we are happy to  
7           receive any testimony or any evidence that you  
8           are willing to give, and we have always strived  
9           to provide a sufficient amount of time and to --  
10          to answer all questions and to offer all  
11          testimony.

12                      That being said, any of the testimony that  
13          has already been given or if it's been stated by  
14          another person, that testimony is already in our  
15          record. It is not the most efficient thing to  
16          offer testimony that has already been presented  
17          by somebody else. I certainly do not want to  
18          impede your ability to do so, and I think that  
19          it's important for everyone to let us know how  
20          they feel about it, and we're welcome to hear  
21          that; however, there are certain pieces of  
22          testimony -- there are quite a few e-mails that  
23          we have received and that the Plan Commission has  
24          reviewed, and those will all be passed along to

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1 the City Council for their consideration along  
2 with whatever recommendation we make.

3 And the other thing that I will say is, for  
4 the findings of fact, I would encourage you to  
5 limit comments to these findings of fact because  
6 these are the findings of fact that we are going  
7 to consider in making our recommendation.

8 Any questions?

9 (No response.)

10 CHAIRMAN WALLACE: All right. For  
11 Item No. 4 on the agenda, this is a General  
12 Amendment, City of St. Charles, Application for  
13 General Amendment to Chapter 17.28, "Signs," and  
14 Chapter 17.30, "Definitions," Pertaining to  
15 Advertising on Bus Shelters.

16 Do we have any additional items?

17 VICE CHAIRMAN KESSLER: That's the  
18 second one.

19 CHAIRMAN WALLACE: Oh.

20 VICE CHAIRMAN KESSLER: 4 is first.

21 CHAIRMAN WALLACE: Oh. It has been  
22 switched.

23 Okay. I took one of the -- one of the  
24 agendas from outside the door, and it actually

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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1 has this one as No. 4.

2 Sorry. I was reading from the wrong one.

3 MR. COLBY: The official posted  
4 agenda has the 220 North Randall Road and  
5 300 North Randall Road as Item 4. This is an  
6 error on the agenda that's outside the door.

7 CHAIRMAN WALLACE: Okay. Well, that  
8 error is recognized.

9 So for those of you who picked up an agenda  
10 from outside the room, Item No. 4 is actually the  
11 220 North Randall Road and Item 5 is the general  
12 amendment.

13 So we will take the 220 North Randall Road  
14 and 300 North Randall Road, North Randall Road  
15 Partners Application for Special Use to Allow for  
16 a Transportation Operations Facility for a School  
17 Bus Company, site plan dated July 14th, 2011.

18 Give me just a second here.

19 Okay. And previously, during the previous  
20 public hearing, we already had admitted  
21 Exhibits A through H. At this point in time we  
22 have additional exhibits.

23 Exhibit I is a staff report from  
24 Russell Colby, Planning Division, dated

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1 August 2, 2011; J, a memorandum from  
2 Christopher Tiedt, Development Engineering  
3 Division, dated July 22, 2011; K, a technical  
4 memorandum from Hampton, Lenzini and Renwick --  
5 HLR -- dated 7/28/11; L, e-mail from Ron Vohs,  
6 BestVac, dated July 18, 2011; M, e-mail from  
7 Kelly Vohs, 2015 Dean Street Condominium  
8 Association, dated July 20th, 2011; N, letter  
9 from Michelle Horton, D.D.S., dated July 26,  
10 2011; O, letter from Deborah Lee Crook, R.N.,  
11 Valley Ambulatory Survey Center and Medical Inn,  
12 dated July 29th, 2011; P, letter from  
13 Patrick Naughton, CPA, Naughton and Company,  
14 dated July 26, 2011; Q, e-mail from Kelly Vohs,  
15 president of 2015 Dean Street Condominium  
16 Association, dated July 29, 2011; R, e-mail from  
17 Renee Gust, Kids Connection, Inc., dated  
18 July 29, 2011; S, e-mail from Robert Parks,  
19 Randallwood Condo Association, dated August 1st,  
20 2011; T, e-mail from St. Charles Podiatry  
21 Associates, dated August 2nd, 2011; and U,  
22 Amended Application for Special Use for a  
23 Transportation Operations Facility for 220 North  
24 Randall Road.

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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1 Any questions or objections to any of the  
2 exhibits, or does anyone have any additional  
3 exhibits to offer at this time?

4 (No response.)

5 CHAIRMAN WALLACE: All right. Seeing  
6 no objections, those exhibits are all admitted.

7 And how would you like to proceed?

8 MR. COLBY: I'd like to make a few  
9 comments before we begin.

10 CHAIRMAN WALLACE: Go ahead.

11 MR. COLBY: Just to remind the Plan  
12 Commission, the hearing on this project commenced  
13 July 19th. The Commission left the hearing open  
14 specifically to allow for some further traffic  
15 analysis to be conducted.

16 That traffic analysis has been conducted.  
17 We have a representative from HLR, the City's  
18 traffic consultant, present to address that.

19 And I wanted to make one note. One of the  
20 items that we entered into the record was an  
21 additional special use application.

22 At the advice of our legal counsel, they  
23 recommended that we split the application into  
24 two separate special use applications; one for

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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1 the 220 North Randall Road property and one for  
2 the 300 North Randall Road property, so we have  
3 two separate application forms.

4 This is really an administrative change and  
5 makes no change to the hearing process. That's  
6 another way which I just wanted to note that for  
7 the Plan Commission's information.

8 CHAIRMAN WALLACE: All right.  
9 Thank you.

10 One other note from the last meeting, which  
11 we discussed at the end of the last meeting  
12 regarding the required notice for this public  
13 hearing and for all public hearings.

14 The St. Charles ordinances set out the type  
15 of notice that is required for any application  
16 such as this, and who must be notified for an  
17 application, and it specifically states anyone  
18 within 250 feet of the subject property.

19 Sufficient notice was given on this, and  
20 I -- I received some comments from other people  
21 asking why additional notice wasn't required, and  
22 the short answer to that is, we -- that's not  
23 possible. Unless there is a change to the  
24 ordinance, we cannot require one applicant to --

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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1           to have to be held to a more stringent standard  
2           for an application than any other applicant  
3           because of the -- because of the project.

4           Potentially the Applicant could bring a  
5           constitutional challenge against the City for  
6           requiring that sort of thing, so for -- for  
7           people who have asked that question, I -- we  
8           provided that explanation last time, but I also  
9           just wanted to repeat that.

10           Anything else from staff?

11           MR. COLBY: No.

12           CHAIRMAN WALLACE: All right. Any  
13           questions before we start with additional  
14           evidence just regarding procedure?

15           (No response.)

16           CHAIRMAN WALLACE: All right. Do you  
17           have any additional presentation you would like  
18           to make, or shall we talk about the traffic  
19           study?

20           MR. KEATING: No.

21           CHAIRMAN WALLACE: All right.

22           MS. LUKAS: Diane Lukas, HLR, Elgin,  
23           Illinois.

24           I think we're showing -- all this goes up

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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1 on the screen.

2 At the July 19th hearing, one of the  
3 concerns that was expressed was the effect that  
4 the one-hour surge of bus traffic leaving the  
5 facility was going to have on the nearby  
6 intersections at Randall and Route 64 and Randall  
7 and Dean Street, specifically at the intersection  
8 of Randall and 64 on -- there's a potential  
9 queuing issue in the left-turn lane going  
10 westbound 64 to southbound Randall, and this body  
11 asked for further analysis.

12 Now, that analysis is included in that  
13 July 28th technical memorandum which is in your  
14 packet, and just as a reminder from the last  
15 meeting, the interim condition for the site is to  
16 include -- let's see -- there's access in and out  
17 of the existing -- they are both existing, and  
18 out of the existing shared access here for the  
19 service facility, and then in Siegle's driveway  
20 for the parking area, and this is the only way  
21 the buses will be able to get in and out of the  
22 site on the interim basis.

23 And then the ultimate plan is to construct  
24 this connecting roadway interior to the site so



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SPECIAL USE (NORTH RANDALL ROAD PARTNERS)

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1           that the buses will be able to come in -- again,  
2           with a shared access -- or in through the  
3           Siegle's driveway, but then they may exit onto  
4           17th Street and then have access to Route 64.

5                       So to summarize this engineering effort, we  
6           conducted traffic counts at Randall Road and  
7           64 and Randall Road and Dean Street between  
8           6:30 and 7:30 a.m. and 1:30 and 2:30 p.m. This  
9           is the time of the proposed outbound bus traffic,  
10          and we ran capacity analysis for both of these  
11          hours and compared the existing conditions to the  
12          proposed conditions.

13                      At Randall Road and Dean Street, the  
14          current traffic flow conditions are good, Level  
15          of Service A, and the proposed traffic flow is  
16          also good.

17                      We looked at the proposed traffic flow  
18          having all of the buses northbound turning right  
19          onto Dean Street, having all of the buses turn  
20          left onto Dean street to go over to Peck Road,  
21          and then splitting them 50/50.

22                      Whichever way we do it, the -- the  
23          conditions there will be good at Dean Street.

24                      At Randall Road and Route 64, we looked at

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1 the westbound left-turn lane. The p.m. was the  
2 worst case condition, so we focused on that --  
3 okay? -- and this exhibit kind of illustrates our  
4 findings.

5 There is an existing issue now with this  
6 left-turn lane. The -- the red dot that's kind  
7 of just where the left-turn bay ends and you get  
8 into the taper section, that's sort of -- the  
9 calculations show this is the existing back of  
10 queue in the hour between 1:30 and 2:30 p.m.

11 Now, occasionally that left-turn lane may  
12 overflow, but this is where 95 percent of the --  
13 the back of the queue occurs.

14 If we add the buses, the queue is then  
15 expected to extend back beyond 19th Street, so  
16 this is a big impact, and the delay will increase  
17 pretty significantly because right now the  
18 average delay for someone turning left during  
19 that hour -- it's about 2 1/2 minutes. With the  
20 addition of bus traffic, that delay could be as  
21 high as 14 minutes.

22 So what we looked at was optimizing the  
23 traffic signal time because the timings that were  
24 out there, I believe, have been there since 2008.

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1           If the traffic signal timings are optimized  
2           for the demand on all the approaches, the delay  
3           can be reduced to a little over a minute, and  
4           then the back of the queue is about 190 feet,  
5           which is actually with the buses, and that is  
6           less than what it is today, so that's if we  
7           optimize the traffic signal timings.

8           So based on an analysis of this  
9           intersection as a stand-alone intersection, the  
10          timings for the left turn can be optimized  
11          without negative impacts to the other movements  
12          or to the intersection, as a whole, so it is our  
13          recommendation as to -- is to reoptimize the  
14          traffic signal timing at this intersection.

15          Now, to -- to implement timing changes  
16          here, it would be necessary to coordinate it with  
17          the Illinois Department of Transportation, who  
18          has jurisdiction over Route 64, and Randall Road  
19          is under the jurisdiction of Kane County  
20          Department of Transportation, and the ultimate  
21          jurisdiction over the signal at this intersection  
22          is IDOT.

23          So we will recommend that special programs  
24          be put into the signal timings for those hours of

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1 the day when the bus traffic is going to be going  
2 through this intersection, and then this would  
3 take care of this left-turn queuing problem.

4 So I think that is kind of a summary of  
5 this traffic analysis, and I would just ask if  
6 there's any questions.

7 CHAIRMAN WALLACE: Tim.

8 VICE CHAIRMAN KESSLER: Yes.

9 Who would facilitate -- who would be  
10 responsible for facilitating the reoptimization  
11 of the traffic signal? IDOT ultimately is  
12 responsible.

13 Who -- who has to deal with IDOT?

14 MS. LUKAS: To deal with IDOT?

15 VICE CHAIRMAN KESSLER: Yes.

16 MS. LUKAS: Well, HLR could do that  
17 if you request it.

18 VICE CHAIRMAN KESSLER: Maybe that's  
19 for staff.

20 I mean, how would we make sure that  
21 happens?

22 MS. TUNGARE: The public works  
23 department, specifically Mark Keenan, would  
24 facilitate that discussion on that -- that work

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1 through HLR or other consultant or initiate  
2 dialogue. They can initiate dialogue with them.

3 VICE CHAIRMAN KESSLER: Do we have  
4 any idea about how long that process might take?

5 MS. TUNGARE: I do not have that  
6 information.

7 VICE CHAIRMAN KESSLER: That would be  
8 important to know.

9 MS. LUKAS: What we would want to do  
10 is contact IDOT to first see if they're open to  
11 the idea of doing that, and then submit the  
12 analysis work that we've already done for this  
13 traffic study and have them review it and see if  
14 they are open to the idea of putting in special  
15 programs.

16 VICE CHAIRMAN KESSLER: So first you  
17 have to see if they're willing to do it, and  
18 then, in your experience, if they were willing to  
19 do it, in your experience -- I won't hold you to  
20 this -- about how long does this process take?  
21 I mean, could it take two years? three years?

22 MS. LUKAS: No.

23 VICE CHAIRMAN KESSLER: Three months?  
24 I don't know what we're talking about here.

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1 MS. LUKAS: It would take probably  
2 several weeks.

3 VICE CHAIRMAN KESSLER: Okay. And at  
4 the intersection of Dean and Randall, I just want  
5 to make sure I'm clear on something you said.

6 You tested it based on all of the buses  
7 turning right on Dean Street, all of the buses  
8 turning left on Dean Street, and then half of the  
9 buses right and left.

10 MS. LUKAS: Just to see if it made  
11 any difference.

12 VICE CHAIRMAN KESSLER: All right.

13 CHAIRMAN WALLACE: All right. Tom.

14 MEMBER SCHUETZ: I have a question,  
15 kind of a takeoff on Tim's.

16 As far as IDOT -- your experience, Diane,  
17 with IDOT -- or maybe the staff -- have they or  
18 do they turn down something like this how often?  
19 Why would they turn it down?

20 MS. LUKAS: I don't know that they  
21 would necessarily just turn it down.

22 I think, if they saw a benefit to traffic  
23 on the State route, which special programs would  
24 do, they would be agreeable to it.

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1 MEMBER SCHUETZ: So you haven't  
2 experienced anybody turning them down?

3 MS. LUKAS: No, I haven't.

4 MEMBER SCHUETZ: Okay.

5 CHAIRMAN WALLACE: In an optimization  
6 like this, what's the effect on other movements  
7 from the other road, from -- from Randall Road?

8 MS. LUKAS: During those hours of  
9 the day, there would not be -- there's --  
10 Randall Road has more than enough capacity, so  
11 this would not have any significant effect on  
12 delays on Randall Road.

13 CHAIRMAN WALLACE: Okay. Brian.

14 MEMBER DOYLE: Does the County have  
15 any prerogative to -- to deny the retiming  
16 application?

17 MS. LUKAS: Yes, they would.

18 I'm sure that although IDOT has the  
19 jurisdiction, once they review it and say, you  
20 know, "This looks all right to us," they will  
21 also say, "But you must have Kane County, also,  
22 give their approval."

23 MEMBER DOYLE: So that -- so  
24 there's -- it's a little more complicated than

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1                   having one agency. It's two agencies --

2                   MS. LUKAS: Two agencies.

3                   MEMBER DOYLE: -- being onboard.

4                   MS. LUKAS: Yes.

5                   MEMBER DOYLE: Okay. Thank you.

6                   CHAIRMAN WALLACE: Curt.

7                   MEMBER HENNINGSON: In the

8                   intersection of Dean and Randall, you mentioned

9                   that things were -- if people were turning right

10                  or going east, that that worked.

11                  MS. LUKAS: Yes.

12                  MEMBER HENNINGSON: What period of

13                  time and how many buses did you consider?

14                  MS. LUKAS: Well, we looked at it

15                  three ways. I mean, when we said "all of the

16                  buses" that's 100 buses in an hour.

17                  MEMBER HENNINGSON: 100 buses in an

18                  hour?

19                  MS. LUKAS: In an hour, yes.

20                  MEMBER HENNINGSON: Did you take into

21                  consideration the fact that they have to stop at

22                  the railroad tracks?

23                  MS. LUKAS: That's part of it but

24                  they would still -- they would be able to feed



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1           into that intersection within the hour.

2                       We did not do a -- what do you want to call  
3           it? -- a coordinated system model of this, which  
4           is something IDOT could ask for, but that was  
5           one of the -- one of the points we brought up in  
6           the first technical memorandum, was the fact  
7           that, as it stands now, the buses would be  
8           required to stop at that crossing unless it was  
9           made exempt.

10                   MEMBER HENNINGSON:   Okay.

11                   CHAIRMAN WALLACE:   All right.   Brian.

12                   MEMBER DOYLE:   More questions.

13                   What -- does -- do both of these agencies  
14           have findings of fact or certain procedural  
15           questions that must be answered in order to  
16           approve such a request?  What -- or what are the  
17           considerations?  Are they -- do they note?

18                   MS. LUKAS:   I think the  
19           considerations are the effect that the retiming  
20           is going to have on all of the traffic movements.

21                   They wouldn't want to benefit, say, the  
22           westbound left turn but then cause a lot more  
23           delay on the through traffic or on another  
24           movement on Randall Road, so they want to look at

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1 the balance there.

2 MEMBER DOYLE: Two follow-up  
3 questions, then.

4 The light already is beyond capacity;  
5 correct?

6 MS. LUKAS: Just for the left-turn  
7 arrow.

8 MEMBER DOYLE: So what weight will  
9 that fact be given?

10 MS. LUKAS: That would be helpful.

11 MEMBER DOYLE: Okay. And, to your  
12 knowledge, are you aware of any mitigating or  
13 counter -- counteractive factors, in terms of  
14 other -- other traffic patterns that would -- do  
15 you -- do you know of any -- of any mitigating  
16 factors that would cause these agencies to deny  
17 such an application?

18 MS. LUKAS: They would want to review  
19 the traffic analysis thoroughly and see if they  
20 felt that this was going to cause one of the  
21 other movements to degrade significantly.

22 MEMBER DOYLE: Okay. I understand  
23 that.

24 Are you aware of any -- of any patterns,

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1 just in general, in terms of traffic on  
2 Randall Road or traffic at this intersection  
3 right now? Are you aware of any other patterns  
4 that would give you concern that it would be an  
5 obstacle to approval of such an application?

6 MS. LUKAS: Or to -- what you're  
7 saying is to get approval to retime the signals?

8 MEMBER DOYLE: Correct.

9 Are you aware of any patterns that -- that  
10 would unbalance traffic flow?

11 MS. LUKAS: The analysis that we  
12 conducted was for the individual intersection of  
13 Randall and 64 and the individual intersection of  
14 Randall and Dean.

15 There already exists a computer model of  
16 the entire Randall Road system, which Kane County  
17 could very well ask to see how does it affect  
18 just traffic flow, the progression of traffic in  
19 the northbound/southbound direction, you know,  
20 through the intersection and beyond. I guess  
21 that this model already exists.

22 MEMBER DOYLE: Okay. One final  
23 question.

24 Would you be willing to hazard a guess, you

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1 know, on a scale of 1 to 10, what the likelihood  
2 is that such an application would be approved?

3 MS. LUKAS: Approved?

4 MEMBER DOYLE: Approved.

5 MS. LUKAS: 1 being --

6 MEMBER DOYLE: 1 being not at all.

7 MS. LUKAS: -- not at all.

8 MEMBER DOYLE: 10 being a sure deal.

9 MS. LUKAS: Well, I would give it an  
10 8 or a 9.

11 MEMBER DOYLE: An 8 or 9?

12 MS. LUKAS: Uh-huh.

13 MEMBER DOYLE: Okay. Thank you. All  
14 right.

15 MEMBER HENNINGSON: I just have  
16 one follow-up question.

17 In the last meeting, the number that was  
18 coming up, in terms of the buses in the morning  
19 and afternoon, was 125, and on the paperwork we  
20 received, it shows from 100 to 150, and the  
21 Applicant may want to address this.

22 What number are we dealing with?

23 MS. LUKAS: We used 100 -- that was  
24 what was said at the previous hearing -- in an

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1 hour.

2 MS. ECHELBARGER: In the hour.

3 MS. LUKAS: We analyzed one hour, the  
4 60-minute period, so while they may have 125 or  
5 150, over a longer period of time, we looked at  
6 the hour.

7 MEMBER HENNINGSON: My recollection  
8 is that we were talking 125 buses.

9 MS. LUKAS: Okay.

10 MS. TUNGARE: For purposes of  
11 clarification, I believe what she was saying --  
12 I believe what was testified at the last public  
13 hearing was that there would be 100 buses within  
14 a period of one hour. That's how many buses we  
15 are looking at within a specific period of time.  
16 Maybe the Applicant may want to verify that.

17 CHAIRMAN WALLACE: No. No.

18 VICE CHAIRMAN KESSLER: I'd have to --  
19 I agree with Curt, number one, as to 125 we were  
20 talking about.

21 But correct me if I'm wrong, that was over  
22 a two- or -- two- to three-hour period, if I'm  
23 not mistaken. It was from 5:30 to 7:30 or  
24 something like that.

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1                   So what you did was, you took all 100 of  
2                   those and put them all in one hour?

3                   MS. LUKAS: Yes.

4                   VICE CHAIRMAN KESSLER: Is that your  
5                   understanding of the -- were you told it would be  
6                   more than 100 buses at any time?

7                   MS. LUKAS: Alex Garbe attended the  
8                   last hearing, and he came away from that with the  
9                   impression that it was 100 in the space of a  
10                  60-minute period.

11                  CHAIRMAN WALLACE: Possibly we could  
12                  have someone from the Applicant impart us with  
13                  some knowledge.

14                  Yes. If you would come forward.

15                  Were you sworn in at the beginning?

16                  MS. ECHELBARGER: Yes.

17                  CHAIRMAN WALLACE: State your name  
18                  and spell your last name.

19                  MS. ECHELBARGER: Bonnie Echelbarger,  
20                  E-c-h-e-l-b-a-r-g-e-r. I'm with Illinois Central  
21                  School Bus.

22                  Yeah, we plan on having a total of  
23                  approximately 125 buses that would leave over a  
24                  space of between 5:30 and 7:30. A majority of

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1           the buses -- being about 100 -- would leave  
2           within that hour span, so I believe she  
3           understood that would be when the lion's share of  
4           the buses left the lot. The others would  
5           straggle out at different times.

6                   CHAIRMAN WALLACE: All right. Off  
7           the record for just a second.

8                           (There followed a discussion  
9                           outside the record.)

10                   CHAIRMAN WALLACE: All right. Any  
11           further questions regarding the traffic study?

12                           (No response.)

13                   CHAIRMAN WALLACE: Okay. Seeing  
14           none, at this point in time, I will ask members  
15           of the public, if you have any questions either  
16           regarding the evidence that was presented in the  
17           first hearing or evidence that has been presented  
18           today, you can -- you can ask your question.  
19           It's not time for comments. We'll have comments  
20           but just for questions.

21                   Any questions regarding testimony?

22                           MS. GUST: Yes.

23                   CHAIRMAN WALLACE: Do you have one?

24                           MS. GUST: I think so.

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1 CHAIRMAN WALLACE: Okay. Come on up.

2 If you could just state your name, spell  
3 your last name, and also state your address.

4 MS. GUST: Okay. Renee Gust,  
5 G-u-s-t, with Kids Connection, 2011 Dean Street.

6 My question was, the timing in the morning  
7 was given.

8 I was wondering what time in the afternoon  
9 the buses would be in and out, and what time do  
10 buses return, both after the morning drop-off, as  
11 well as at the end of the day after the afternoon  
12 drop-off?

13 Those are my two questions.

14 CHAIRMAN WALLACE: And would you like  
15 to answer that? I know we had some testimony on  
16 that during the first public hearing.

17 MS. ECHELBARGER: Okay. Most of the  
18 buses, after they deliver at the school and the  
19 bells ring, you know, at various schools at  
20 different times in the morning -- some high  
21 schools we drop off at seven o'clock -- they  
22 continue on.

23 Most of the buses would be returning to the  
24 lot between -- well, I'm trying to think of all



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1           how far they have to come back.

2                   I'll say realistically a quarter after  
3           8:00, 8:30 to nine o'clock.

4                   CHAIRMAN WALLACE: And then in the  
5           afternoon?

6                   MS. ECHELBARGER: In the afternoon it  
7           will again depend on their route.

8                   Almost every bus should be back in the lot  
9           by 4:30 in the afternoon.

10                  CHAIRMAN WALLACE: Okay. Does that  
11           answer your question?

12                  MS. GUST: Yes.

13                  CHAIRMAN WALLACE: Okay. Any further  
14           questions from anyone?

15                           (No response.)

16                  CHAIRMAN WALLACE: All right.  
17           Thank you.

18                   At this point, does the Applicant wish to  
19           offer any other -- anything else? You will have  
20           a chance at the end.

21                   Any comments or testimony?

22                  DR. ISADORE: Yes.

23                  CHAIRMAN WALLACE: Yes, sir.

24                   Were you sworn at the beginning?

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1 DR. ISADORE: Yes.

2 CHAIRMAN WALLACE: Okay.

3 DR. ISADORE: My name is Ernest  
4 Isadore. I'm a podiatric surgeon here in  
5 St. Charles. I have resided in St. Charles for  
6 approximately 35 years.

7 CHAIRMAN WALLACE: Sorry.  
8 Can you spell your last name for the  
9 record?

10 DR. ISADORE: I-s-a-d-o-r-e.

11 CHAIRMAN WALLACE: Thank you.

12 DR. ISADORE: I've had an office in  
13 Randallwood for approximately 24 years. I was  
14 one of the developers of Valley Ambulatory  
15 Surgery Center, with other physicians here in  
16 St. Charles, along with the recovery care center.

17 Now, traffic analysis -- I had no  
18 intentions of giving any testimony tonight until  
19 after I heard that lady's testimony here.

20 I'm giving you a firsthand traffic analysis  
21 out the back door of my office window.

22 My private office faces Randall Road, just  
23 a little bit north of Randall Road and Dean. It  
24 is a hazard. Over a 24-year period, we have seen

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1 near collisions, collisions, injuries that have  
2 had serious effects at that corner.

3 You've got this hill from the north coming  
4 down. You can actually hear and see semitrailer  
5 trucks with their brakes on skidding for 50 to  
6 75 yards to stop at the base of that hill.

7 Other issues with that corner is turning  
8 traffic. You've got fast traffic, you've got  
9 slow traffic, and I would tend to believe that  
10 school buses are slow traffic, everybody  
11 competing to get through that intersection at all  
12 four corners.

13 Railroad tracks. My understanding is all  
14 buses need to stop before they can cross a  
15 railroad track. This is -- you stop your bus,  
16 you look both ways, and then you proceed.

17 Well, now we've got a procession of buses  
18 that need to do the same thing, and that's a good  
19 thing.

20 You have to understand that there is  
21 traffic where there are people driving that are a  
22 little bit impatient, especially at those hours  
23 of the day, going to work, coming home from work.

24 As far as -- I don't know what the

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1 statistics are, but I've seen accidents and I've  
2 witnessed serious accidents at that corner,  
3 again, with impatience going through that  
4 intersection, the green turn signal, try to beat  
5 that green turn signal to get across that  
6 intersection.

7 When I was noticed -- which was just  
8 recently -- I just couldn't believe that they  
9 were going to add this type of traffic to that  
10 location. It just doesn't make any sense to take  
11 150 buses in and out twice a day at that  
12 particular location.

13 Again, as far as my analysis, it's  
14 firsthand. It's out my back window every day.  
15 I've been there 24 years. I grew up with Randall  
16 Road.

17 My comments are such. I think it's a poor  
18 location for school buses. I think it doesn't  
19 need to be centered in that -- in that area. I  
20 think we're compromising everybody in that  
21 locale, along with any traffic that travels  
22 Randall Road.

23 Again, I didn't formally put together this  
24 comment, and it just all came about as I was

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1 listening to your comments, and I -- I would  
2 think you guys should seriously look at those  
3 conditions.

4 Thank you.

5 CHAIRMAN WALLACE: Thank you, Doctor.

6 And one -- one question before you go on to  
7 additional comments.

8 Regarding the exempt signage at railroad  
9 crossings, do we -- I know that that was named in  
10 your -- in your report as a potential condition.

11 MR. COLBY: Yes. We have listed it  
12 as a potential condition because we cannot  
13 guarantee it will be granted, but because that  
14 rail line is an industrial spur line, it's no  
15 longer active, the jurisdiction of the authority  
16 over the roadway can petition to the Illinois  
17 Commerce Commission to have exempt status granted  
18 to those crossings.

19 There's two crossings. The one that's on  
20 Randall Road, which is under the authority of  
21 Kane County, and the one on Dean Street, which is  
22 under authority of the City of St. Charles, and  
23 we're looking into the process that's involved  
24 there, that there is a process to request that

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1           that be placed, and we think it could be  
2           justified based on the condition of the track and  
3           its usage.

4                   CHAIRMAN WALLACE: All right.

5                   Yes.

6                   VICE CHAIRMAN KESSLER: I have  
7           another question regarding the traffic -- and  
8           this may be for the Applicant first -- Diane.

9                   From what I understand, the ultimate  
10          traffic pattern that you're attempting to achieve  
11          would be to exit the property through the north  
12          road in the middle of the property and out  
13          17th Street to Randall and then make the turns  
14          from there.

15                  Did I understand that correctly?

16                  MS. LUKAS: It was an exhibit. I'll  
17          just put it back up.

18                  VICE CHAIRMAN KESSLER: Okay.

19                  MS. LUKAS: You were asking about the  
20          ultimate pattern?

21                  VICE CHAIRMAN KESSLER: I want to  
22          know what the actual pattern is because we had  
23          a lot of discussion going on here about  
24          Dean Street; and, frankly, you know, I've worked

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1 on Dean Street and in that area my entire adult  
2 life, and if we could mitigate that traffic on  
3 Dean Street, I think that's going to be really  
4 helpful.

5 It's just not set up for that kind of  
6 traffic, but -- and I understand that in the --  
7 one of the recommendations that staff made is  
8 that this construction -- I mean, it's going to  
9 be a construction period where it's going to be  
10 impossible to avoid using Dean Street for a  
11 period of time, and I think the restriction that  
12 the staff has recommended is that we impose a  
13 completion on December 11th -- or December 2011.

14 MR. COLBY: Yes. That was an  
15 estimate of time they would need.

16 I mean, if the Applicant has a different  
17 estimate, they can offer that, as well.

18 VICE CHAIRMAN KESSLER: That would be  
19 better so it's construction so I understand that.

20 So during the construction period, you  
21 know, if they -- if they tore up the tracks at  
22 Dean and Randall, you would have all the traffic  
23 on Dean Street. We've had it more than once and  
24 it's not pretty and we want to avoid that, if

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1 we can.

2 But I'm going to ask the question: The  
3 ultimate goal is not Dean Street; is that  
4 correct? Go ahead.

5 MR. CORCORAN: Ryan Corcoran,  
6 C-o-r-c-o-r-a-n.

7 Ultimately, the -- as -- as the -- as the  
8 slide shows, the reason that we're coming out  
9 17th Street is to mitigate.

10 And my kids go to Kids Connection. We --  
11 we are in the Dean and Randall area a majority of  
12 the time, but the use would be more of a  
13 temporary basis, and that's the design -- that's  
14 why the design of the access to North 17th Street  
15 is there.

16 VICE CHAIRMAN KESSLER: Okay. And  
17 just as a follow-up question, is there any --  
18 maybe not -- but is there any kind of restriction  
19 that we could put in place in our recommendation  
20 to say "Don't use Dean Street"? I mean, you  
21 can't tell people where to drive but --

22 MR. COLBY: The Plan Commission can  
23 place conditions on the direction the buses are  
24 routed. It would have to be a reasonable



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1 distance from the site.

2 If you're talking about, you know, how  
3 they leave the site, which direction they go,  
4 those are conditions that could be placed on a  
5 special use.

6 VICE CHAIRMAN KESSLER: Oh, okay.

7 MS. TUNGARE: As long as there is  
8 enough evidence to substantiate those conditions.  
9 Let me add that, as well.

10 VICE CHAIRMAN KESSLER: Okay. All  
11 right.

12 CHAIRMAN WALLACE: Okay. Is there  
13 anyone else -- any other members of the public  
14 that wish to offer any testimony or other  
15 evidence either for or against?

16 MS. ATKINS: Yes.

17 CHAIRMAN WALLACE: Yes, ma'am.

18 Hold on one second.

19 Were you sworn in at the beginning?

20 MS. ATKINS: Yes.

21 CHAIRMAN WALLACE: Okay. If you will  
22 just state your name and spell your last name for  
23 the record.

24 MS. ATKINS: Darlene Atkins,

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1 A-t-k-i-n-s

2 CHAIRMAN WALLACE: And would you also  
3 state your address, please.

4 MS. ATKINS: 41W995 Empire Road,  
5 St. Charles.

6 I didn't plan on speaking.

7 From the traffic, she came up with 6:30 to  
8 7:30 as the time, I believe, today.

9 MS. LUKAS: Yes.

10 MS. ATKINS: At the last meeting it  
11 was stated, I believe, from 6:30 to 8:30 that the  
12 buses would be coming out.

13 At 7:30 to 8:30 you're going to have a lot  
14 more people getting to doctors' appointments, any  
15 kind of appointments on Dean there, or to work.  
16 6:30 is one thing but -- and that brings me to  
17 another question.

18 What is the percentage of buses that are  
19 going to West Chicago, Geneva, and Batavia?

20 When I go down 38 and get to Kirk Road,  
21 within four minutes I could be in West --  
22 West Chicago, I could be in Batavia, and I could  
23 be in Geneva, so I'm wondering what the  
24 percentage of buses is that are going all the way

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1 to West Chicago.

2 CHAIRMAN WALLACE: All right. Could  
3 someone from the Applicant please answer?

4 MS. ECHELBARGER: I apologize. I  
5 didn't bring everything with me.

6 I believe we have 43 buses that are going  
7 to go to West Chicago; 60, perhaps, for Batavia;  
8 and the rest are very small, like 9 will go to  
9 Geneva, and I don't have it in front of me so I  
10 apologize. These are not exact figures.

11 CHAIRMAN WALLACE: All right.

12 MS. ATKINS: I have one more question.

13 CHAIRMAN WALLACE: Yes.

14 MS. ATKINS: I didn't know if I  
15 should stay up.

16 It was brought up at the last meeting that  
17 it seemed like this was the -- the only answer  
18 for this piece of property, and I want to ask  
19 someone involved.

20 Did any -- was anyone interested in putting  
21 a business in this property --

22 CHAIRMAN WALLACE: Well, let me --

23 MS. ATKINS: -- to make it look  
24 better?

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1 CHAIRMAN WALLACE: Let me just answer  
2 from our perspective.

3 MS. ATKINS: Okay.

4 CHAIRMAN WALLACE: We only consider  
5 the application that's brought before us.

6 MS. ATKINS: Oh.

7 CHAIRMAN WALLACE: We don't -- the  
8 City has no authority beyond zoning --

9 MS. ATKINS: Okay.

10 CHAIRMAN WALLACE: -- and the  
11 Comprehensive Plan. We don't have authority over  
12 what happens with a piece of property; we just  
13 deal with the application that's being brought  
14 before us.

15 MS. ATKINS: Okay. I thought I read  
16 on here changing the neighborhood or something to  
17 that effect; property values.

18 Is what I read on the list?

19 CHAIRMAN WALLACE: Okay.

20 MS. ATKINS: And I thought that would  
21 be a business, making it look better than putting  
22 buses there. I'm wondering if that was an option  
23 and I guess I shouldn't be asking that.

24 CHAIRMAN WALLACE: Well, I mean,

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1           that's -- that's not in the application that  
2           was brought before us. There hasn't been  
3           another application brought before us for that  
4           type of use.

5                   MS. ATKINS: Right. Okay.

6                   CHAIRMAN WALLACE: You know, if  
7           you're asking whether that would be preferable,  
8           you know, that's beyond our -- that's beyond our  
9           purview. We just review what's brought before us.

10                  MS. ATKINS: But it was stated at the  
11           last meeting that there were cold calls and this  
12           was the best they could do.

13                  CHAIRMAN WALLACE: If you could just  
14           come on up, state your name and spell your last  
15           name.

16                  MR. KEATING: Gerard Keating,  
17           K-e-a-t-i-n-g, 316 Elizabeth Place in Geneva.

18                   I'm one of the co-owners of the property.

19                   I'll just answer the question directly.

20                   It's a great question.

21                   My partners and I, all of which live in the  
22           community, have been here for 20 years. One of  
23           my partners back here, Phil -- raising his  
24           hand -- we live here, you know, and we're going

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1           to be here our entire lives, so any -- that will  
2           hopefully describe everything we've done in our  
3           community has been for the right reason.

4                     Starting with the question about uses. We  
5           purchased this property -- I think all this  
6           information I'm about to give you is important  
7           for everybody to hear because it's part of the  
8           finding of fact.

9                     We purchased this property seven years ago  
10          when it was a Siegle's lumber and employing many  
11          people and providing a lot of sales tax to the  
12          City.

13                    They sold the company to an Ireland-based  
14          conglomerate that went bankrupt three years ago  
15          in what we all know is a very difficult time.

16                    We watched that company go bankrupt, and  
17          here we're sitting with an empty building for  
18          three years. We have fought against all odds  
19          with our lovely economy to try to bring somebody  
20          to our community to bring jobs, to fill an empty  
21          building that we own, and I can't tell you how  
22          many of the hundreds of different calls and  
23          meetings we've had to bring a solution to this  
24          property, and I, quite frankly, don't believe

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1 people understand the severity of how bad our  
2 economy really is.

3 Finally, Illinois Central Bus Company came  
4 to us 60 days ago and said, "We need a place for  
5 a transportation center."

6 It's a great company, growing coast to  
7 coast.

8 We listened to them. Whatever they do, I  
9 have to live with. I'm over there every day. I  
10 live here. Phil lives here, so we want to  
11 understand what they want to do, what they want  
12 to invest, how many jobs, what it's -- what would  
13 it mean to the community, and this group of  
14 professionals, as the City staff knows, took the  
15 time to clearly explain exactly what their goal  
16 was, what they're going to do with the property,  
17 and how it will impact the community.

18 And just in summary, they have heard that  
19 these are findings of fact. Over 150 new  
20 employees bring \$2.4 million of annual income to  
21 local people. Phil and I have the privilege of  
22 investing \$1 million in cash to improve this  
23 property, and I can tell you, if you lined up  
24 50 advisers from here to California and asked

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1           them "Is St. Charles, Illinois, the place where  
2           you should put a million in cash?" you would  
3           imagine how many would say yes, but we do it  
4           because we live here and it's the right thing to  
5           do for this asset and the community.

6                       Regarding the issues that were brought up  
7           by the doctor and the other residents, these are  
8           important questions which we've thought hard and  
9           long about and need to answer.

10                      When I moved here in 1991 -- the doctor was  
11           here before me -- but when I got here in '91,  
12           Randall Road was a two-lane road.

13                      Guess what? Those days are over. Kane  
14           County has now said this is a major arterial, and  
15           three years ago the County, the City, and IDOT  
16           spent \$20 million improving the intersection  
17           between 64 and Dean to put a lot of traffic on  
18           this road. Our use is exactly what it was  
19           built for.

20                      The two issues -- focusing on the facts,  
21           the staff and the City consultant told us that  
22           regardless of what we're doing, that that traffic  
23           signal at 64 should have been changed and needs  
24           to be changed and it will be. IDOT has a



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1           statutory requirement, if the facts show it  
2           should be changed, it will be changed. I have  
3           done this many times in different developments.

4           The railroad crossing. The doctor's  
5           bringing up a good point. What's going on with  
6           the railroad crossing?

7           Well, thanks to us, two years ago we helped  
8           get the railroad abandoned so the City could have  
9           a bike path and everybody would be happy, but  
10          today, for some reason, the paperwork didn't go  
11          in from the County and the City regarding Dean to  
12          get those crossings exempt.

13          So I last week went to Union Pacific  
14          Railroad and said, "How do we do this?" And  
15          one e-mail later they told us, "It should have  
16          been done years ago."

17          Why hasn't it be done? I don't know. But  
18          the railroad said, "The sooner, the better. Send  
19          a letter to the ICC," and then, regardless of us,  
20          that should have been done.

21          There's buses stopping there opening their  
22          doors. There hasn't been a railcar through there  
23          for three years. It's not safe today.

24          Because of us that's going to improve

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1 traffic flow, big picture, and I would -- if you  
2 haven't seen this aerial, please take a look at  
3 it because -- if I may tell a story about what's  
4 happening here in the last five or seven years.

5 Seven years ago today, before the Mercedes  
6 Benz dealership was there, there was a bus yard  
7 where all the buses were parked. They were  
8 there.

9 No one would buy the General Mills facility  
10 so I bought it, and no one was working there.  
11 Phil and partners bought the front five acres and  
12 built that shopping center. I fought to bring a  
13 local family to the old General Mills building  
14 and today, between those two facilities, there's  
15 200 people working there that would not have  
16 happened without us, and in every -- most  
17 situations, we thought about traffic improvements.

18 We paid for that entire interior road to  
19 move traffic better or more efficiently through  
20 the facility. That is good to talk about.

21 Seven years ago we bought the Hines  
22 facility. Nobody wanted it. Hines Lumber went  
23 out of business. We bought it six months later.  
24 We fought to bring Mercedes Benz to St. Charles.

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1           It would not have happened without Phil and I.  
2           We got them in that showroom and they said, "We  
3           need to be in business immediately," and I said,  
4           "You can do it right here because we want you in  
5           our community."

6                     Five years later that led to a \$10 million  
7           investment right across the street that opened in  
8           March.

9                     And then a firm called XSport Fitness  
10          showed up and said, "We need some help. We need  
11          parking," and we showed them the land behind  
12          the Mercedes for parking; otherwise, they would  
13          have not been in business. All this took time.

14                    And the questions regarding traffic are  
15          important. Professionals have answered, and  
16          looking at the five items you must go by, we have  
17          met every one of them.

18                    Do we wish this was some fancy -- I don't  
19          know what it would be anymore -- car dealership  
20          or something there? I guess so, but I can tell  
21          you standing out in front of Mercedes and  
22          watching all those people go in to get a job last  
23          week and how much that meant to them to have a  
24          job made me realize how important every single

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1           job is, and to some people -- I guess we look  
2           down on bus drivers now or bus -- busing the kids  
3           isn't cool or whatever, but there is not one job  
4           today that is any less important than a another,  
5           and I think, in sitting with staff -- and this  
6           Commission brought up some great questions -- we  
7           would -- we have answered them.

8                     We aren't interested in getting involved in  
9           any transaction which causes a safety hazard. We  
10          don't need it. We don't want it. But this is  
11          good for the community. It's safe.

12                    We're going to overcome a couple of issues  
13          on Dean Street, the railroad track, and 64, and  
14          these items that we were provided this -- as I  
15          walked in, there's six items that you must make a  
16          decision on and only those six items.

17                    Based on every interpretation I've seen,  
18          we've met all six items, and this -- I hope that  
19          gives you the big picture.

20                    And on top of everything else that -- just  
21          everything you've seen here, when nobody wanted  
22          St. Charles Kitchens, I bought a use in that  
23          space to St. Charles. We had the same issues,  
24          traffic, traffic, traffic, and we overcame those.

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1                   And First Street. Nobody wanted to do it.  
2                   The partnership agreed to do it. Same issue,  
3                   traffic, traffic, traffic. We overcame those  
4                   issues. We will overcome these.

5                   Rita and her staff are sharp, and they are  
6                   going to make sure it's done right.

7                   So I appreciate -- I know Phil does -- the  
8                   consideration of the Commission and Chairman  
9                   Wallace, and we're here to answer any questions  
10                  to do the right thing and whatever it takes, so I  
11                  appreciate your time.

12                  CHAIRMAN WALLACE: All right.  
13                  Thank you.

14                  Any further questions or comments from  
15                  members of the audience?

16                  MS. GUST: Yes.

17                  CHAIRMAN WALLACE: Yes, ma'am.

18                  MS. GUST: Renee Gust, Kids Connection,  
19                  G-u-s-t.

20                  Just -- just a comment.

21                  I think this was good that the research was  
22                  done on the traffic flow and traffic patterns.

23                  I guess my concern is, Part 1, for safety,  
24                  of course; and, 2, based on when this study was

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1 done, businesses are different.

2 You know, my business runs year-round. I'm  
3 busiest during the months of September through  
4 May. I have 160 families that come out of  
5 Kids Connection, and because my parking is  
6 limited at 2011 Dean Street, obviously, I time my  
7 classes to accommodate.

8 But I know for a fact, when I'm coming  
9 to work in the morning anywhere between that  
10 8:45 and 9:15 time frame, there could be six cars  
11 turning into 2011 Dean Street just -- just that  
12 particular time frame for that two minutes of me  
13 turning in; and then the same thing can happen  
14 during my second busiest time, which is 2:45 to  
15 3:30.

16 And so my concern is, one, is this going to  
17 somehow affect Kids Connection, not only from a  
18 safety perspective, but are my customers going to  
19 be upset with me because there's maybe a bus or  
20 two in between them trying to turn in and out?

21 I just -- I wish that -- that -- that  
22 traffic flow was maybe done at different times of  
23 the day. During the summer months, I think  
24 businesses are different, and I certainly feel

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1           like I already contribute to traffic on Dean  
2           Street. I've never had any complaints, but as it  
3           is, it's hard to be in business the last  
4           three years, and I can attest to moving in that  
5           building on February of 2009, that the last  
6           two years haven't been pretty for me, but I just  
7           want to make sure it's really looked at.

8                   What time are these -- if I'm bringing  
9           160 cars in, you know, how -- how are my -- how  
10          is my traffic going to affect the bus traffic?  
11          Or is it the bus company that's going to be mad  
12          because there's five Suburbans pulling into that  
13          2011 building? I really just want to make sure  
14          that everybody is really thinking about it, not  
15          just during the -- whatever -- that they don't  
16          even know the time frame this was done -- that  
17          traffic study -- but can we do it a different  
18          time of year? Can we factor in maybe information  
19          I can give on the number of cars that I have  
20          average in an hour during the time frame?

21                   I just think that it's a really risk of  
22          accidents and that amount of people coming  
23          through that intersection going east is really  
24          crazy.

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1 CHAIRMAN WALLACE: Okay.

2 MS. GUST: My only other comment is,  
3 St. Pat's is opening a preschool, as well, and  
4 the main route for those parents to get to that  
5 preschool, in this year that's just starting --  
6 so I'm sure we're not going to see what the  
7 effect is through Dean -- on Dean Street, and I  
8 know that because, when the school was on --  
9 where the school used to be -- it is now  
10 relocated -- but Dean Street going east was also  
11 a major, you know, traffic flow for St. Pat's.

12 So although the school is not in that  
13 location anymore, what about Lincoln Park? The  
14 preschool will be, so I just really want to think  
15 about everything around there and how that's  
16 really going to impact.

17 Thanks.

18 CHAIRMAN WALLACE: All right. Any  
19 further questions or comments?

20 (No response.)

21 CHAIRMAN WALLACE: All right.

22 DR. ISADORE: One more comment.

23 The traffic pattern issue --

24 CHAIRMAN WALLACE: Hold on. Hold on.



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1 He has to be able to hear you, so come on up to  
2 the microphone, Doctor.

3 If you would just state your name again for  
4 the record.

5 DR. ISADORE: Ernest Isadore,  
6 I-s-a-d-o-r-e.

7 One other comment on the traffic pattern of  
8 Randall Road and Dean.

9 I'm sure everybody here is aware of the  
10 medical complex that exists there. This is a  
11 high-traffic area from 6:30 in the morning to  
12 maybe 6:00 in the evening. The surgery center  
13 starts seeing patients as early as 6:00, 6:30 in  
14 the morning. The doctors kick in, average, about  
15 nine o'clock until about six o'clock. It's a  
16 high-traffic area for multiple offices, multiple  
17 doctors. This traffic is going on all day. All  
18 of them have to use the Randall Road traffic  
19 lights to get into Dean and that surgery center  
20 and medical complex.

21 Thank you.

22 CHAIRMAN WALLACE: All right.

23 Thank you.

24 All right. Any further questions or

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1                   comments?

2                                   (No response.)

3                   CHAIRMAN WALLACE: All right. Back  
4                   to the Plan Commission.

5                   Brian.

6                   MEMBER DOYLE: Yes.

7                   A couple of questions. I'll start with  
8                   some follow-ups on things that had been mentioned  
9                   in testimony and comments.

10                  Mr. Keating mentioned a statutory  
11                  requirement on the part of IDOT to change timing  
12                  on the light at Illinois Route 64 and Randall.

13                  What is that statutory requirement and how  
14                  was it -- what's the mechanism? Is there such a  
15                  requirement?

16                  MS. LUKAS: I'm not aware of a  
17                  statutory requirement.

18                  Generally, if a community goes to IDOT and  
19                  brings up an intersection that has a problem,  
20                  IDOT will look at it.

21                  MEMBER DOYLE: Okay.

22                  MS. LUKAS: I'm not sure -- yeah.

23                  MEMBER DOYLE: Thank you.

24                  Earlier there was reference to the timing

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1 of the construction and the -- the -- the  
2 completion date.

3 Staff has one analysis of what the  
4 completion date would be, and I understand that  
5 the Applicant may have another.

6 Could we get some more information on -- on  
7 the -- on the construct -- the completion of the  
8 construction as it relates to the conditions that  
9 the Commission may attach to a recommendation?

10 MR. COLBY: I'll defer the question  
11 to the Applicant. They can speak to the  
12 construction more specifically.

13 We have suggested that this special use  
14 approval allow them until the end of the year to  
15 complete construction. We think that's  
16 reasonable, but if you want more information,  
17 maybe they can.

18 MR. KEATING: Our construction team  
19 is here tonight, and have the -- just working by  
20 the City's schedule, if the City Council approved  
21 the application on -- I believe it's August 16th?

22 MS. TUNGARE: Yes.

23 MR. KEATING: -- we would have -- we  
24 expect to have all improvements done within

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1           45 days, so although -- although the City's been,  
2           you know, understanding what can happen, given  
3           the time of year with the weather, this is an  
4           ideal time to get it done so our timing is great.

5           And so, again, the sooner we get it done,  
6           the less issues that we have as far as traffic,  
7           et cetera.

8           One comment that was made regarding the  
9           owner of Kids Connection. I think it would be  
10          wise for all of us to -- if this is approved --  
11          she's got a great idea -- sit down every 30 days  
12          with Rita and her team and, if we have to make  
13          adjustments, we will.

14                   CHAIRMAN WALLACE: All right.

15                   MEMBER DOYLE: I have one final  
16          question. This relates for staff.

17                  So we've been -- we've heard testimony on  
18          the likelihood that the application for a timing  
19          change on the light will be approved.

20                  What -- there's a recommendation in here  
21          that we attach a condition to a -- to a -- to our  
22          recommendation to the Council that the time --  
23          that the light be retimed.

24                  Now, neither the Applicant nor the Council

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1           nor the City has the authority to actually make  
2           that happen.

3                     If we recommend that for approval of the --  
4           of the application with that condition, and IDOT,  
5           for whatever reason, says, "No, we're not going  
6           to do that," what -- where does that leave the --  
7           the status of the special use?

8                     The special use remains -- does it remain  
9           granted? And what contingency could be applied  
10          to -- to the special use in the instance that the  
11          retiming is not -- not approved?

12                    MS. TUNGARE: I believe the -- the  
13          rationale of -- at least in staff's perspective  
14          regarding imposing this condition, was to ensure  
15          that the Applicant would work in cooperation with  
16          the City, work cooperatively with the City and  
17          would additionally be responsible for any costs  
18          that would be associated with any analysis  
19          related to the retiming.

20                    Other than that, I don't believe it would  
21          be fair to completely bully the Applicant to be  
22          the sole responsibility of ensuring that the  
23          retiming occurs. As we've heard, there are other  
24          jurisdictions that are involved in that

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1 decision-making process, and the City, again, is  
2 a party to that, as well, and sitting here today,  
3 I don't believe any of us came in prepared to  
4 commit or discuss at length how and when that  
5 retiming will occur because, once again, there  
6 are several jurisdictions involved in this  
7 process that the City has to go through.

8 But -- but as Diane Lucas has testified, on  
9 a scale of 1 to 10, as long as there's enough  
10 evidence to substantiate the request, the  
11 likelihood of that retiming occurring is pretty  
12 high. It is pretty high.

13 But, again, it wouldn't be fair to expect  
14 staff or the traffic consultant or the Applicant  
15 to commit to a retiming happening today.

16 So in terms of imposing the condition, what  
17 we're looking at from the Applicant is cooperation  
18 and the ability or the fact that they would  
19 commit to being responsible for any costs that  
20 would occur with retiming of the signalization.

21 From a legal standpoint and procedural  
22 standpoint, if any of the conditions are not  
23 fulfilled, I would go so far as to say that --  
24 that, then, the City Council has the ability to

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1 declare the special use null and void at that  
2 time if the conditions are not fulfilled.

3 If a special use is based on certain  
4 conditions, since it's a conditional approval, so  
5 to speak, and if the conditions are not  
6 fulfilled, the City Council would have the  
7 ability to declare a special use null and void.

8 MEMBER DOYLE: One follow-up  
9 question.

10 Is the -- I want to understand the intent  
11 of the -- of the recommendation of this  
12 condition.

13 Is the intent that -- that, as it reads, it  
14 says that the light be retimed, which is -- as we  
15 understand, is a different outcome rather than  
16 the cooperation of the Applicant.

17 I have no reason to believe that we are not  
18 going to -- the Applicant would not cooperate and  
19 do everything within his -- their power to make  
20 this happen.

21 MS. TUNGARE: I think the point is  
22 well taken.

23 As I'm reading the staff memo, I believe we  
24 could have done a better job of -- of wording

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1           that specific condition.

2                       MEMBER DOYLE:   So the condition  
3           really is that the Applicant will make a good  
4           faith effort to apply with the agencies to have  
5           this light retimed?

6                       MS. TUNGARE:   Yes.

7                       MEMBER DOYLE:   Okay.

8                       CHAIRMAN WALLACE:   Yes, Tom.

9                       MEMBER SCHUETZ:   I just have a  
10          question, more of a clarification and  
11          confirmation.

12                      The Applicant mentioned -- you mentioned  
13          that 45 days is how long it would take to do the  
14          initial improvements.

15                      Are you saying that exiting onto  
16          17th Street so Dean would not be used?  Is that  
17          what you're saying?  Because I know initially  
18          last time we all met, Dean was a temporary fix  
19          until you completed the internal infrastructure.  
20          Is that correct?

21                      So what's the time on Dean?  45 days?

22                      MR. CORCORAN:   The 45 days is -- is  
23          what we've received from the contractors based on  
24          the earliest and -- you know, conditions



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1           permitting, whether everything is going according  
2           to plan. It could be six to eight weeks, within  
3           that time frame, is what we predict that -- that  
4           being for construction.

5                    MEMBER SCHUETZ: So the internal  
6           circulation --

7                    MR. CORCORAN: Correct.

8                    MEMBER SCHUETZ: -- onto 17th would  
9           be used at that time?

10                   MR. CORCORAN: Correct.

11                   MEMBER SCHUETZ: And you would not be  
12           exiting on Randall and going up to Dean and going  
13           east?

14                   MR. CORCORAN: Correct.

15                   MEMBER SCHUETZ: Okay. That's what I  
16           thought.

17                   CHAIRMAN WALLACE: Okay.

18                   Yeah, Curt.

19                   MEMBER HENNINGSON: In the findings  
20           of fact, No. 3, "Effect on nearby property."

21                   You know, we have discussed buses leaving  
22           the site and how that might happen.

23                   A concern of mine is when they return to  
24           the site, as you're coming north on Randall from

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1           38, you come from three lanes down to two, and  
2           that changes about at XSport, which is always a  
3           unique challenge for all of us.

4                   When you add the buses into the mix, which  
5           they will probably be coming from that  
6           intersection from Batavia, West Chicago, and  
7           special uses in Geneva, will those driveways for  
8           the storage facilities and XSport become blocked  
9           with the buses? Because the buses -- we're  
10          talking about a 40-foot vehicle with probably  
11          20 feet in between so two buses together.

12                   So that was a concern of mine of how later  
13          in the morning and later in the afternoon, when  
14          all -- when everyone is returning, how will that  
15          impact the neighbors?

16                   MR. CORCORAN: We feel that, given  
17          that there are two relief points, if you're to --  
18          if you look at the map here, there's a relief  
19          point here going in, as well as here, and you're  
20          talking about a significant stacking lane as far  
21          as getting in and coming and finding a parking  
22          location, so we feel that we're not going to see  
23          much in the way of congestion to -- to get to a  
24          parking space, especially coming back from these

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1 routes. I would figure the -- that the buses  
2 would be even further spread, as far as getting  
3 back into the site, and further spread over, you  
4 know, the time period creating even less  
5 congestion going in.

6 MEMBER HENNINGSON: Have you looked  
7 at how many buses it would take to impact either  
8 64 or the next driveway for the storage facility?

9 MR. CORCORAN: That would be a better  
10 question for traffic analysis. I'm not -- for  
11 where exactly? Can you repeat that?

12 MEMBER HENNINGSON: If you're  
13 turning -- if you're coming from 64, how many  
14 buses could stack prior to impacting that  
15 intersection? And the same with the intersection  
16 going into the former lumberyard site.

17 MS. LUKAS: What was the second? You  
18 said going into the former --

19 MEMBER HENNINGSON: Lumberyard site.

20 MS. LUKAS: -- lumberyard site.

21 We didn't do that calculation so I don't  
22 have a number.

23 Just from a traffic flow perspective, the  
24 use of this southern access point is preferable

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1           because then you have that third lane, and if the  
2           buses are in the outside lane, typically, a lot  
3           of drivers don't really want to follow a school  
4           bus, so they'll be using the other two lanes, and  
5           then, as the lane that is merging -- so it's --  
6           the traffic is lighter in that lane to begin  
7           with.

8                     I don't have a number of buses that could  
9           stack, and I would see no reason for the buses to  
10          actually come to a stop if they're going in that  
11          southern driveway. They would slow down to make  
12          their turn.

13                    Am I understanding you?

14                    MEMBER HENNINGSON: The volume of  
15          buses and how they stack.

16                    MS. LUKAS: Okay. So you want to  
17          know the numbers, how many could stack there if  
18          they were stopped. Okay. I don't have a number  
19          for you.

20                    MEMBER HENNINGSON: I think it's  
21          just -- to me, it's an impact on the adjoining  
22          property.

23                    MS. LUKAS: Uh-huh. I don't have a  
24          number for you. I would have to measure it and

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1                   then figure it out.

2                   CHAIRMAN WALLACE: Questions?

3                   (No response.)

4                   CHAIRMAN WALLACE: Okay. Anything  
5 further from any members of the audience?

6                   MS. HARMON: Yes.

7                   CHAIRMAN WALLACE: Yes, ma'am.

8                   MS. HARMON: I wasn't sworn in.

9                   CHAIRMAN WALLACE: If you could just  
10 step up to the microphone. Please raise your  
11 right hand.

12                   (The witness was thereupon duly  
13 sworn.)

14                   CHAIRMAN WALLACE: Would you state  
15 your name, spelling your last name for the  
16 record.

17                   MS. HARMON: Paula Harmon,  
18 H-a-r-m-o-n, 803 Thornwood Drive, St. Charles.

19                   I think I probably bring a different  
20 perspective here. I live in the community and I  
21 work in the community. I can literally walk to  
22 Randall Road -- Randall Road condo, which is  
23 where I work.

24                   I'm sorry my voice is shaky. It's because

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1 I live there. I work there. I've lived there  
2 for 10 years. I went through the expansion with  
3 Randall Road. I can look out my kitchen window  
4 and I see Randall Road. I see Randall Road or --  
5 Randall Road. I see all the construction going  
6 on. I see the people driving like maniacs. I  
7 work across the street. I hear all the sirens  
8 whenever anything happens, what's going on.

9 I've got nothing against the community in  
10 bringing business in because I definitely know  
11 that that is needed. My husband worked in  
12 construction. He's now driving a truck because  
13 the community is in such dire shape, so I know  
14 that we need business into the community.

15 However, to bring buses in, I just think  
16 the adverse effects on that whole community, to  
17 smaller businesses, to bring in a bus terminal,  
18 employees, buses running up and down  
19 Randall Road. I hate it. I live in the Wildwood  
20 Road community. I deal with the buses coming out  
21 of Wildwood Road.

22 If the timings are modified and the  
23 stoplight on Randall Road and Red Haw -- let me  
24 tell you, I will be backed up waiting for buses

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1           to let me in to get out to go to work in the  
2           morning. It's just a fact.

3                   And when you come out on Red Haw and you're  
4           going south on Randall Road, you can be stopped  
5           like two cars away from the top of the hill  
6           waiting for those lights to change.

7                   Now, factor in school buses that need to be  
8           through there, I mean, it just gets to a point  
9           where, what are you going to do? Are you going  
10          to expand Randall Road again? I mean, I just  
11          don't think that a facility like that can be  
12          accommodated in our community because the traffic  
13          already there is horrific.

14                   I totally agree with Dr. Isadore. I live  
15          there. I see it. I work there.

16                   I shop down in Geneva Commons, heading down  
17          that way. You come back and you're crossing  
18          Randall Road, and I don't care whether it's  
19          during business hours or after hours, when those  
20          lanes condense down, there are -- it's a major  
21          issue, so now let's factor in school buses  
22          queuing up trying to turn in there.

23                   I'm just thinking that there's no way that  
24          that area can accommodate it. If anybody lived

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1           it that area and drove there on a regular basis,  
2           as I do, I just don't see how all of those buses  
3           can be accommodated.

4                   It's got nothing against the facility, and  
5           not wanting to bring business to the area. I  
6           live there. I don't live in Geneva. I don't  
7           live in Batavia. I live in St. Charles. I'm all  
8           for anything that's going to improve St. Charles.  
9           I just don't see that that particular location is  
10          the right location off of Randall Road. Sorry.

11                   Thank you.

12                   CHAIRMAN WALLACE: All right. Any  
13          other questions or comments?

14                   MS. GUST: Yes.

15                   CHAIRMAN WALLACE: Yes, ma'am.

16                   MS. GUST: Sorry.

17                   Renee Gust, G-u-s-t, Kids Connection,  
18          again.

19                   You know, I'm -- and it's me not being able  
20          to follow some of the map, but just east or right  
21          along Oberweis on 64 -- do the majority of you  
22          know where I'm talking about?

23                   VICE CHAIRMAN KESSLER: 17th Street.

24                   MS. GUST: Is 17th Street -- what



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1 street is the Dollar Store and the old Post  
2 Office? Is that 17th or is that 15th?

3 VICE CHAIRMAN KESSLER: 15th.

4 MS. GUST: So 17th is the street they  
5 talked about two or three years ago to go  
6 through. I remember when I was building that  
7 2011 Dean Street rehab, that was what I was  
8 hearing.

9 So this is going all the way through from  
10 Dean Street all the way to Route 64 or no?

11 VICE CHAIRMAN KESSLER: No.

12 CHAIRMAN WALLACE: No.

13 MS. GUST: It's because those  
14 buildings are there? Because it really doesn't  
15 have a straight shot, so there's no light there  
16 at 64 and 17th?

17 VICE CHAIRMAN KESSLER: Correct.

18 CHAIRMAN WALLACE: Right.

19 MS. GUST: Okay. So they have to  
20 come off Randall to get back to that cut-through?  
21 There's no main through from the Oberweis through  
22 to Dean through nothing. There's -- are you  
23 following me?

24 I'm asking because the concern is obviously

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1           some of that traffic on Randall, so I don't  
2           understand why there isn't another turn off of  
3           64 besides -- what is that? 15th over there in  
4           the red to the far right?

5                   MR. CORCORAN: Right.

6                   CHAIRMAN WALLACE: This is  
7           17th Street right here.

8                   MR. CORCORAN: Right here.

9                   MS. GUST: Okay. That's 17th?

10                  MR. CORCORAN: That's 17th. It  
11           doesn't go through right here, if that's what  
12           you're asking.

13                  CHAIRMAN WALLACE: Hold on.

14                  MS. GUST: Okay.

15                  MR. CORCORAN: 15th is signalized.  
16           There's a stoplight right there, and ultimately,  
17           to -- to your last two points, I'd like to make  
18           that point that the -- the Dean access is only a  
19           temporary access.

20                   As you can see here, the exit majority is  
21           North 17th, and staying away from Dean for most  
22           of the -- of all of the time.

23                   Thank you.

24                   CHAIRMAN WALLACE: All right. Any

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1 other questions?

2 Mr. Keating, go ahead.

3 MR. KEATING: I was reminded, too.

4 This company will not operate on Saturday  
5 or Sunday or in the summer, except on a limited  
6 basis, so, as we all know with kids, there's  
7 bluster in the school year. Many days they are  
8 not at school, so when you start tallying up the  
9 actual days of operation compared to most of our  
10 companies, it's significantly -- you know, you  
11 have one-third of the year when the buses aren't  
12 moving, so I don't think that can be  
13 underestimated in all of these considerations,  
14 also.

15 Thank you.

16 CHAIRMAN WALLACE: All right.

17 I just -- I have one question on the  
18 traffic, and this question is a speculative one,  
19 but I'm wondering if it's something you can  
20 answer based on your experience, and it's -- it's  
21 more kind of a yes-or-no.

22 If there was a retail use in this space --  
23 just suppose if there was a retail use, can  
24 you -- do you -- based on your experience, would

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1           there be more or less traffic than what the  
2           proposed use is here?

3                   MS. LUKAS: Looking at the size of  
4           the property, I would estimate more.

5                   CHAIRMAN WALLACE: Okay. All right.  
6           That's it.

7                   Any other questions? Comments? Anything?

8                   Oh, sorry. You're hidden by the monitor  
9           there. I couldn't see.

10                  Go ahead. Why don't you state your name  
11           again.

12                   MS. ATKINS: Darlene Atkins,  
13           A-t-k-i-n-s.

14                  One comment that was made was that  
15           two months ago this bus company started. I don't  
16           know if you put just one business in at that  
17           locale if we would be in front of you. I don't  
18           know what brings a business in front of you.

19                  It seems like because of the traffic and  
20           all the buses is why we're here, and they're  
21           speaking that 60 days ago all this took effect.

22                  I personally know that there was a  
23           business -- a business that would have bought  
24           that place.

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1                   CHAIRMAN WALLACE: I'm sorry. That  
2                   there was a business?

3                   MS. ATKINS: A business was trying to  
4                   get a lease at whatever the address is, so I just  
5                   think the Board should know that.

6                   It's not like it's -- if -- if you had a  
7                   lot somewhere in one of the subdivisions and you  
8                   just let the grass grow, someone would -- the  
9                   City or the Council -- someone would have you cut  
10                  the grass.

11                  Now, if they took those sheds down, that  
12                  property wouldn't look as bad as it does; and it  
13                  seems like we're being -- you're being forced or  
14                  the town is being forced to take these buses, and  
15                  I've got five grandchildren. I have nothing  
16                  against children. I have nothing against buses,  
17                  and, actually, on one holiday recently, I saw the  
18                  buses on the road and I was shocked. "Why are  
19                  school buses out on a holiday?" Well, they were  
20                  taking kids somewhere. They have soccer games.  
21                  They have, you know, school activities that go  
22                  until 6:30 at night, and those buses -- some of  
23                  them will be coming back at 6:30 at night, or  
24                  Saturdays they've got games and that so that's

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1 the comment.

2 And one other question. This is my -- the  
3 reason I came to the last Board meeting is -- I  
4 could never come to these. The reason I came is  
5 because it was mentioned that the buses were  
6 going to be coming.

7 The day that this meeting was -- whatever  
8 date it was -- two weeks ago or something, the  
9 sign was pulled down that the property was not  
10 for lease anymore.

11 That meant two things: It either meant it  
12 was a rubber stamp here -- and that's why I  
13 came -- it was a rubber stamp and it was all  
14 done, the signs were down, it was not available  
15 any longer, or they were putting the cart in  
16 front of the horse.

17 By the time I left the meeting, I knew  
18 exactly what the answer was, the questions you  
19 asked and all that. I thought they were putting  
20 the cart in front of the horse.

21 That's it. Thank you.

22 CHAIRMAN WALLACE: All right.

23 Thank you.

24 MR. AISTON: Mr. Chairman?

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1 CHAIRMAN WALLACE: Yes, sir.

2 MR. AISTON: Thank you, Mr. Chairman.

3 CHAIRMAN WALLACE: Were you sworn in  
4 at the beginning?

5 MR. AISTON: I was, yes.

6 Chris Aiston, the City's economic  
7 development director, and I wanted to corroborate  
8 what I heard Mr. Corcoran say earlier with  
9 respect to interest on the property.

10 I have only been with the City about  
11 19 months, but I can tell you that I know that  
12 the broker and the partners and our office has  
13 spent a considerable amount of time with a number  
14 of different potential prospective tenants -- and  
15 buyers, for that matter -- and the projects have  
16 not moved forward.

17 The question was asked about retail.  
18 Obviously, Randall Road is an arterial that is  
19 regionally -- if not nationally -- known for  
20 retail use, but until such time, in my  
21 perspective, with respect to access, as that  
22 there are the signalized intersections in  
23 place -- which there is no driving force to do  
24 that now -- I don't believe retail is a very

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1           viable use at that site.

2                   If it were, the market demand would put it  
3           there, and I think, as well, intuitively -- and I  
4           think more than that -- it spells out from the  
5           data that a retail user would typically pay more  
6           on a square foot basis than this user.

7                   So it stands to reason that if the property  
8           owner could find a viable retail user for the  
9           site, that they would -- they would place them  
10          there.

11                   And I know for a fact they have called many  
12          retail users in the hope of using that site, and,  
13          you know, their -- I don't know their financial  
14          pro formas on this, but I know they are not  
15          making any dough on it now, and any money at all  
16          on this site would bring economic development to  
17          the site, enhancing the building is a good idea,  
18          bringing daytime employment there is a good idea  
19          with respect to adjacent properties.

20                   I do think perhaps it's fair to say the  
21          highest and best use in the long run would be  
22          retail, but I do note there has been some  
23          discussion on the part of the Commission to look  
24          at a potential to create this special use for a



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1 period of time, and then have the potential --  
2 the Petitioner come back over some time to  
3 request an extension thereon.

4 But, again, until such time as that -- as a  
5 light is in place and Woodward drive is punched  
6 all the way out, I don't see retail being a real  
7 viable use there, and certainly the market would  
8 prove that out because they -- again, I know for  
9 a fact, I've spent time at meetings, time on the  
10 phone, I've seen their perspective, I've seen  
11 their brochures, their materials, I know they  
12 worked very hard to find a retail user on that  
13 site, and -- and regretfully we have not been  
14 able to secure one.

15 So with that said, I think, from our  
16 perspective in economic development, to allow for  
17 business activity to take place on that site, to  
18 allow the property owner to put an investment  
19 into the building and the property in the  
20 meantime, is probably good for the City's  
21 economic development, and certainly it's -- it's  
22 not going to hurt, in light of what we heard from  
23 the traffic consultant, significantly in any way  
24 the existing traffic infrastructure on the

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1 property, so I just want to get on record with  
2 those comments.

3 Thank you.

4 CHAIRMAN WALLACE: Thank you.

5 Any further comments or questions?

6 MEMBER DOYLE: Yes.

7 CHAIRMAN WALLACE: Yes.

8 MEMBER DOYLE: On a couple of  
9 different minor topics.

10 There was memo in our packet from  
11 Christopher Tiedt, in which he identifies a  
12 couple of items for our consideration, and I'm  
13 looking at Items 9 and 10; one of which is in the  
14 staff recommendations, the other one is not.

15 The Randall Road Self Storage property, I'm  
16 not certain which parcel that is. However, what  
17 he suggests here is that access easements be  
18 granted to the Randall Road Self Storage property  
19 for future connectivity to the proposed access  
20 road.

21 Is that part of the -- of the application  
22 and part of the recommendation? And if not --

23 MS. TUNGARE: That is part of -- of  
24 our recommendation. That would be part of

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1 staff's recommendation, yes, and we would present  
2 our recommendation in the meeting portion when  
3 this item will be discussed.

4 MEMBER DOYLE: I'm sorry. I'm not  
5 familiar with that, then.

6 Okay. That's my question.

7 Thank you.

8 CHAIRMAN WALLACE: Okay.

9 VICE CHAIRMAN KESSLER: A motion?

10 CHAIRMAN WALLACE: Are there any  
11 other questions or comments from any member of  
12 the public or Plan Commission?

13 (No response.)

14 CHAIRMAN WALLACE: Anything  
15 additional from staff?

16 MS. TUNGARE: No.

17 All I would say, Mr. Chairman, I believe it  
18 is a good idea to close the hearing now, and  
19 staff has provided conditions which take into  
20 account all of the discussions that have  
21 transpired with the Plan Commission members and  
22 the evidence that has been presented.

23 So if the Plan Commission feels it's  
24 appropriate, I would ask you close the hearing

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1           and move on to the deliberations with this item  
2           and staff can --

3                   CHAIRMAN WALLACE: Before we do that,  
4           I'll just ask the Applicant if there's any  
5           further evidence that it feels needs to be  
6           presented.

7                   MR. KEATING: I've got a question --

8                   CHAIRMAN WALLACE: Yes, please.

9                   MR. KEATING: -- or a request.

10                   As I deal with the railroad, I would really  
11           appreciate if somebody with staff would just call  
12           IDOT and did ask them if there's any issue with  
13           making this change to the light, because this is  
14           a big deal here and they are here to serve us, so  
15           I ask that of them, and I think it would make  
16           everybody here feel more comfortable.

17                   CHAIRMAN WALLACE: All right.  
18           Anything else?

19                           (No response.)

20                   CHAIRMAN WALLACE: All right. If  
21           there is no further testimony, questions,  
22           comments, then it would be appropriate to  
23           entertain a motion to either close or continue  
24           the public hearing.

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1 I don't think a continuance would be  
2 necessary because I don't think we have  
3 identified any further evidence.

4 Go ahead.

5 VICE CHAIRMAN KESSLER: I move to  
6 close the public hearing for Item 4 on our  
7 agenda.

8 MEMBER SCHUETZ: Second.

9 MEMBER PRETZ: Second.

10 CHAIRMAN WALLACE: Okay. It's moved  
11 and seconded.

12 Any discussion?

13 (No response.)

14 CHAIRMAN WALLACE: All right. Tim.

15 VICE CHAIRMAN KESSLER: Schuetz?

16 MEMBER SCHUETZ: Yes.

17 VICE CHAIRMAN KESSLER: Doyle?

18 MEMBER DOYLE: Yes.

19 VICE CHAIRMAN KESSLER: Pretz?

20 MEMBER PRETZ: Yes.

21 VICE CHAIRMAN KESSLER: Henningson?

22 MEMBER HENNINGSON: Yes.

23 VICE CHAIRMAN KESSLER: Wallace?

24 CHAIRMAN WALLACE: Yes.

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1 VICE CHAIRMAN KESSLER: Kessler, yes.

2 CHAIRMAN WALLACE: All right. The  
3 public hearing for Item No. 4 on the agenda is  
4 closed.

5 Okay. Why don't we -- before we get to  
6 Item No. 5 -- and just so everybody knows --  
7 during the meeting portion, we are actually going  
8 to be voting on this; however, we do have a  
9 couple of other items to take care of first.

10 However, before we move on to Item No. 5,  
11 we're just going to take a quick break for about,  
12 we'll say, eight minutes, until 8:40.

13 (Which were all of the  
14 proceedings had in the  
15 above-entitled matter at  
16 8:32 p.m. )

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1           STATE OF ILLINOIS     )  
  ) SS.

2           COUNTY OF K A N E     )

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I, Glenn L. Sonntag, Certified Shorthand  
Reporter No. 084-002034, Registered Diplomat  
Reporter, do hereby certify that I reported in  
shorthand the proceedings had in the  
above-entitled matter, and that the foregoing is  
a true, correct, and complete transcript of my  
shorthand notes so taken as aforesaid.

11

12

In testimony whereof I have hereunto set my  
hand on this 9th day of August, 2011.

13

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15

*Glenn L. Sonntag*

Certified Shorthand Reporter

Registered Diplomat Reporter

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Certified Legal Video Specialist

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STATE OF ILLINOIS )

) SS.

COUNTY OF KANE )

BEFORE THE CITY OF ST. CHARLES PLANNING COMMISSION  
St. Charles, IL

In Re the Matter of: ) AUG - 9 2011

) CDD  
Regular Meeting ) Planning Division  
)

REPORT OF PROCEEDINGS had at the hearing of  
the above-entitled matter, before the City of  
St. Charles Plan Commission, taken in the offices  
of the City of St. Charles, 2 East Main Street,  
St. Charles, Illinois, on August 2, 2011, at the  
hour of 8:41 p.m.



1           **PRESENT:**

2                   **MR. TODD WALLACE, Chairman;**

3                   **MR. TIM KESSLER, Vice Chairman;**

4                   **MR. BRIAN DOYLE, Member;**

5                   **MR. CURT HENNINGSON, Member;**

6                   **MR. TOM PRETZ, Member; and**

7                   **MR. TOM SCHUETZ, Member.**

8           **ALSO PRESENT:**

9                   **MS. RITA TUNGARE, Community Development Director;**

10                   **MR. RUSSELL COLBY, Planning Division Manager; and**

11                   **MR. MATTHEW O'ROURKE, Planner.**

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1 CHAIRMAN WALLACE: And Item No. 6 --  
2 I don't have the correct agenda -- but Item 6 on  
3 the correct agenda is 220 North Randall Road.

4 MS. TUNGARE: That is correct.

5 CHAIRMAN WALLACE: Thank you.

6 MS. TUNGARE: 220 and 300 North  
7 Randall.

8 CHAIRMAN WALLACE: All right. Okay.  
9 Thank you.

10 220 -- I'm sorry.

11 Item 6 on the agenda is 220 North Randall  
12 Road and 300 North Randall Road, North Randall  
13 Road Partners Application for Special Use to  
14 Allow for a Transportation Operations Facility  
15 for a School Bus Company, see plan dated 7/4/11.

16 Just to -- just to be sure we're proceeding  
17 correctly, since there was an additional special  
18 use application that was submitted, we have to  
19 make two recommendations; is that correct?

20 MS. TUNGARE: That's correct.

21 MR. COLBY: That's correct.

22 CHAIRMAN WALLACE: Okay.

23 One application applied to the 220 North  
24 Randall Road facility and the other one to

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1 the 300?

2 MR. COLBY: Correct.

3 And there are separate sets of findings in  
4 the staff report for each.

5 CHAIRMAN WALLACE: Okay. All right.  
6 And at this point in time, a motion from the  
7 Plan Commission would be in order.

8 MS. TUNGARE: Would the Plan  
9 Commission prefer to see a recommendation from  
10 staff prior to --

11 CHAIRMAN WALLACE: I'm sorry. I'm  
12 out of order. Thank you.

13 MS. TUNGARE: Russell?

14 CHAIRMAN WALLACE: Russ, please.

15 MR. COLBY: Okay. Staff has prepared  
16 findings of fact supporting a conditional  
17 approval of the applications, and I'll walk  
18 through those conditions right now.

19 First, for the 220 North Randall Road  
20 property, two conditions. No. 1, that the  
21 special use on this property terminate by  
22 December 31, 2011. This is for the Resnick site,  
23 so we'd expect that their operation on that site  
24 would be over by the end of the year.

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1                   The second condition there deals with  
2                   having the traffic signal at Route 64 and  
3                   Randall Road retimed to accommodate the buses in  
4                   the left-hand-turn lane, and to clarify that,  
5                   based on our discussion during the hearing, we  
6                   would like to have that state that the Applicant  
7                   will make a good faith effort to have the signal  
8                   retimed.

9                   Those are the two conditions relative to  
10                  220 North.

11                  For the 300 North Randall Road, the  
12                  Siegle's and Stock property, the following  
13                  conditions: First, that all the improvements to  
14                  the site be completed by December 31, 2011, so  
15                  that the use could be operating entirely on the  
16                  Siegle's property by that time.

17                  The second condition deals with the number  
18                  of buses on the site.

19                  In the staff report there's a reference to  
20                  the number of 100 buses. I'd like to clarify  
21                  that.

22                  Our condition would be that the number of  
23                  buses that were used in the traffic analysis,  
24                  based on our expectation of the number of buses

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1 leaving the site in the hour they relied on, that  
2 those are -- that condition be placed on the use  
3 such that the use can operate as it was analyzed  
4 in the traffic study.

5 In the event that the use intensified in  
6 any way by the Applicant adding buses, that  
7 the -- the traffic analysis to be required,  
8 depending upon the extent of that increase in the  
9 number of buses, and that the Applicant be  
10 responsible for completing that traffic analysis  
11 and any improvements that would be made to it.

12 The third condition deals with termination  
13 of the special use.

14 We're proposing that the special use  
15 for the 300 North Randall Road property have  
16 a five-year timeline to it, so that after  
17 five years from the City Council approval, the  
18 special use would terminate, but the Applicant  
19 would have the option of requesting that the City  
20 extend it by going through the special use  
21 process at that time.

22 The fourth condition is dealing with  
23 traffic and access issues.

24 First, that the Applicant make a good faith

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1 effort to retime the signal at Route 64 and  
2 Randall Road, as was discussed.

3 Second, that the buses entering the site  
4 from Randall Road enter the property primarily at  
5 the 220 Randall Road entrance. That is the  
6 entrance that was discussed during the hearing,  
7 where there's actually three lanes of through  
8 traffic with buses, would have a lesser impact on  
9 the through traffic going north on Randall Road.

10 The third condition of traffic access, that  
11 the Applicant petition the Illinois Commerce  
12 Commission to have the rail crossings posted as  
13 exempt to prevent buses from stopping at those  
14 intersections, and the City intends to work with  
15 the Applicant to accomplish that, recognizing  
16 that the jurisdiction over the roads --  
17 jurisdiction and authority over the roads needs  
18 to be verified, and we are not putting that as a  
19 condition that must be complied with because we  
20 cannot guarantee that that will be granted. Our  
21 intent is require that the Applicant petition for  
22 that in cooperation with the City and the County.

23 And finally, the last item, that the  
24 Applicant grant public access easements over the

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1 future access drive to Dean Street which is shown  
2 on the site plan. In the future, this access  
3 easement then could be relocated subject to the  
4 City's approval.

5 We'd like to see some requirement that it  
6 be provided on-site and that the site not be used  
7 for another purpose so that, in the event that  
8 there's an opportunity to construct that access,  
9 that it can be done, and those are all the  
10 conditions.

11 There's findings of fact in support of  
12 those.

13 With that, I'll take any questions.

14 VICE CHAIRMAN KESSLER: Could you  
15 possibly include a condition similar to that  
16 which states the Applicant make a good faith  
17 effort to enter the site at the 220 Randall Road  
18 access point; that they make a good faith effort  
19 to make a majority of their traffic exit the site  
20 once construction is completed at 17th Street?  
21 Is that something that you could do?

22 MR. COLBY: Yes.

23 MS. TUNGARE: Yes.

24 VICE CHAIRMAN KESSLER: Thank you.

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1 MS. TUNGARE: If I may add to  
2 Russell Colby's presentation, this is a  
3 comprehensive list of conditions that we, as  
4 staff, have generated for the Plan Commission to  
5 consider as part of their recommendation.

6 If the Plan Commission wishes to deliberate  
7 and only include some of these conditions, you  
8 have that option available to you, so you may use  
9 any, all of these conditions, or no conditions,  
10 so you do have those options available.

11 For the benefit of members of the public  
12 who are here today, the conditions that  
13 Russell Colby was referring to or what staff is  
14 referring to are outlined in the staff report  
15 dated August 2nd, which is today.

16 This is a revised staff report which can be  
17 made available at the planning office. This is  
18 different from the staff report which was posted  
19 on the City's Web site. There have been some  
20 corrections that have been made to the staff  
21 report, and I want to make sure that it's  
22 available to members of the public, if you wish  
23 to -- to review the staff report.

24 So with that, we turn it back to the



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1 Plan Commission for deliberation and  
2 recommendation.

3 CHAIRMAN WALLACE: Okay.

4 MEMBER PRETZ: Okay. Can I just ask,  
5 I didn't catch -- can you repeat what your  
6 recommendation because I didn't catch it all?

7 VICE CHAIRMAN KESSLER: I asked if we  
8 could include in the list of conditions one which  
9 states that the Applicant would make a good faith  
10 effort to have a majority of the buses leave the  
11 site after construction at the 17th Street  
12 location.

13 MEMBER PRETZ: Okay. Thank you.

14 CHAIRMAN WALLACE: Okay. Hold on for  
15 just one second.

16 One question that I have for staff, and  
17 this is regarding the current zoning and  
18 potential use of the property.

19 Because this is an application for special  
20 use and not a map amendment or other type of  
21 application, if -- if the Plan Commission made a  
22 recommendation to deny this application to the  
23 City Council, and City Council did, in fact, deny  
24 the application, what type of -- what -- what --

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1           what would it be within the rights of the  
2           Applicant under the existing zoning to do with  
3           the property?

4                       MR. COLBY: Well, the 220 North  
5           Randall Road property, former Resnick dealership,  
6           is zoned BC, which is commercial business  
7           district. The Siegle's/Stock building site front  
8           half is also zoned BC.

9                       The rear portion of the Siegle's site,  
10          which is the area that was -- that was mostly  
11          undeveloped, that area is only M-1, which is a  
12          manufacturing district.

13                      The properties that are zoned BC along  
14          Randall Road -- the BC district allows for a wide  
15          variety of commercial uses. Those could be  
16          retail-type uses, they could be service uses, or  
17          office uses. There's a whole range of potential  
18          uses that could be located there.

19                      The M-1 district, which is the -- the rear  
20          property of the Siegle's property that is  
21          adjacent to Dean Street, that could be used for  
22          similar uses, including office, but it could also  
23          be used for light manufacturing, or other type of  
24          industrial uses could locate there, as well,

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1           because it's a manufacturing district.

2                   CHAIRMAN WALLACE:   If the Applicant  
3           decided that they wanted to use that portion of  
4           the property for -- I don't know -- let's say, an  
5           industrial use, like truck storage, a truck yard  
6           or something like that, that didn't require a  
7           special use, would they be able to commence using  
8           it for that purpose tomorrow?

9                   MR. COLBY:   Yes.

10                   If it was a use that's listed in one of  
11           those zoning districts that is a permitted use,  
12           the Applicant would be able to occupy the site  
13           for that use and the City would not have the  
14           ability to review it, as we are through the  
15           special use process, which is required for this  
16           transportation operation facility use.

17                   CHAIRMAN WALLACE:   And if that was --  
18           if that -- if that was the case and it was a use  
19           for which the property is currently zoned but  
20           which doesn't require a special use, then the  
21           City would not be able to place the types of  
22           conditions on that use that we are talking about  
23           doing right now?

24                   MR. COLBY:   That's correct.

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1 CHAIRMAN WALLACE: Okay.

2 MS. TUNGARE: And I -- I guess, to  
3 expand on a little bit on the question you were  
4 asking, Chairman Wallace, could we be seeing  
5 trucks? Could this site be accommodating trucks  
6 instead of buses without having to go through a  
7 public hearing process? Yes. The answer is yes.

8 Given the zoning on the property, if the  
9 industrial use is permitted on this site, we  
10 could be seeing trucks leaving -- entering and  
11 exiting the site instead of school buses.

12 CHAIRMAN WALLACE: And would trucks,  
13 if -- I mean, I'm not even suggesting that that's  
14 a potential use for the property, but being a  
15 permitted use, if that was the use, would those  
16 trucks have the ability to access, let's say,  
17 Dean Street, 15th Street, 17th Street,  
18 State Street, Oak Street, you know, what --  
19 whatever other streets would be a potential path  
20 for traffic exiting that site?

21 MS. TUNGARE: Whatever our designated  
22 truck routes, those could be used for trucks, yes.

23 CHAIRMAN WALLACE: And the --

24 MS. TUNGARE: There are specific

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1 designated truck routes within the city.

2 CHAIRMAN WALLACE: The City wouldn't  
3 have authority to limit that use; correct?

4 MS. TUNGARE: No. If it's a  
5 designated truck route, we wouldn't have.

6 CHAIRMAN WALLACE: Okay. All right.  
7 Thank you.

8 I just wanted to clarify those things based  
9 on the public hearing.

10 All right. Based on staff's recommendation,  
11 is there a motion from any members of the  
12 Plan Commission?

13 I'm sorry. Did you have another -- did you  
14 have a question for staff? Sorry. I ignored you  
15 earlier.

16 MEMBER DOYLE: No. That's all right.

17 I have a question just procedural.

18 Should we move the main motion and then  
19 move to finer points in the main motion as  
20 secondary motions?

21 CHAIRMAN WALLACE: I think, probably  
22 with the complexity of any potential motion, I  
23 would recommend that we go ahead and move a  
24 motion, second that motion, and then, based on

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1 discussion, entertain amendments to the motion.

2 MEMBER DOYLE: Okay. Then, in that  
3 case, I will move the recommendation -- I'll move  
4 staff's recommendation, the application for  
5 special use for a transportation operations  
6 facility. The motion is to recommend approval.

7 CHAIRMAN WALLACE: Okay. Yes.

8 I'm sorry.

9 VICE CHAIRMAN KESSLER: A point of  
10 order.

11 CHAIRMAN WALLACE: Okay.

12 VICE CHAIRMAN KESSLER: Clarification.  
13 Would you add "Subject to the restrictions  
14 or the conditions set forth by staff"?

15 MEMBER DOYLE: The motion right now  
16 is recommendation as written, and I suppose we  
17 could handle those as amendments.

18 CHAIRMAN WALLACE: Okay. And just to  
19 clarify, staff is adding the complexity of  
20 two separate applications.

21 MS. TUNGARE: Which property was that  
22 motion related to?

23 MEMBER DOYLE: I'll start with 220.

24 CHAIRMAN WALLACE: Okay. So the

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1 motion is to -- is to recommend to the St. Charles  
2 City Council approval of the application for  
3 special use for a transportation operations  
4 facility for 220 South Randall Road.

5 Is there a second?

6 VICE CHAIRMAN KESSLER: Second.

7 CHAIRMAN WALLACE: It's been moved  
8 and seconded.

9 Discussion on the motion?

10 (No response.)

11 CHAIRMAN WALLACE: And I would  
12 suggest that, if we had discussion and we wanted  
13 to implement those conditions, that we could do  
14 that by means of amendment.

15 MEMBER DOYLE: All right. So right  
16 now we are limited to just the consideration --  
17 the recommendations and consideration for  
18 220 North Randall Road?

19 CHAIRMAN WALLACE: Correct.

20 MEMBER DOYLE: Which includes No. 2,  
21 traffic and access, that the traffic signal at  
22 Illinois Route 64 and Randall Road shall be  
23 retimed -- I'm sorry -- that the Applicant shall  
24 make a good faith effort to have that signal

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1           retimed.

2                   CHAIRMAN WALLACE: As well as the  
3           special use terminating by December 31, 2011.

4                   MEMBER DOYLE: Correct. Correct.

5                   For discussion, the issue that I've been  
6           struggling with has to deal with finding of  
7           fact -- finding of fact for infrastructure, and,  
8           basically, the way I see it is that to make an  
9           analogy that it's sort of like a computer system.  
10          The hardware infrastructure is there. The  
11          street, as it is right now, has the capacity to  
12          handle the truck -- the traffic provided that  
13          software modification is made; and if that  
14          modification isn't made, no matter what the  
15          throughput is, it's not going to be used at full  
16          capacity.

17                  The City would be taking a risk, a  
18          calculated risk, that it's going to be approved.  
19          We have testimony from the traffic consultant  
20          that there's a good chance that it would be  
21          approved, and we have other testimony about the  
22          challenges of the economy and -- and things like  
23          that.

24                  So, I guess, the way I see this is that



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1 I -- I have a question here for staff.

2 Preponderance of the evidence or absolute,  
3 100 percent in terms of finding of fact? What --  
4 what does the Commission define -- what is the  
5 Commission to find?

6 CHAIRMAN WALLACE: I'll answer, and,  
7 staff, you can correct me if you feel my answer  
8 is not adequate.

9 There are six findings of fact, and the way  
10 that the ordinance is worded, we need to consider  
11 each of the findings and make a positive  
12 recommendation on each finding by the  
13 preponderance of the evidence on each individual  
14 finding.

15 MEMBER DOYLE: Okay.

16 CHAIRMAN WALLACE: However, we are  
17 required to find that all of the findings are in  
18 the affirmative in order to recommend approval to  
19 City Council.

20 MEMBER DOYLE: I see.

21 CHAIRMAN WALLACE: So if each of the  
22 six we find by 51 percent in the affirmative,  
23 then we have no choice but to recommend approval  
24 of the application to the -- to the City Council.

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1                   MEMBER DOYLE: Okay. So on the  
2                   question of infrastructure, there are other  
3                   factors considered in infrastructure: Utilities,  
4                   access roads, drainage, et cetera.

5                   When I look at the underlying zoning here  
6                   of this property, which is business commercial  
7                   and manufacturing, and consider what those zoning  
8                   categories contemplate in terms of traffic and  
9                   usage and so forth, I -- I do believe that the --  
10                  that this kind of use is appropriate for that --  
11                  for that parcel at least in the short run.

12                  I think that what we're looking at here is  
13                  ideally, going down the road 10, 15, 20 years, we  
14                  would like to see that -- that use signalized and  
15                  have this parcel improved to potential future  
16                  retail, and we have to take steps to make that  
17                  happen, so I see it as a calculated risk to get  
18                  there, and I think that the preponderance of the  
19                  evidence that we have in front of us says that it  
20                  is a prudent risk to take.

21                  MS. TUNGARE: And your comments are  
22                  directed specifically to 220 North Randall;  
23                  right? Just to kind of make sure we're steering  
24                  the ship in the right direction, we're focusing

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1 on that property at this point for purposes of  
2 this discussion?

3 MEMBER DOYLE: That's correct.

4 MS. TUNGARE: The Resnick -- former  
5 Resnick dealership?

6 MEMBER DOYLE: That's correct.

7 CHAIRMAN WALLACE: And I think on the  
8 record earlier I said "220 South Randall Road,"  
9 but 220 North Randall is, in fact, what we're  
10 discussing.

11 VICE CHAIRMAN KESSLER: So, Brian,  
12 just so I understand it, are you -- you brought  
13 up both of these conditions; one being that the  
14 special use expires on December 31st of this  
15 year, and that the Applicant make the good faith  
16 effort to petition IDOT and Kane County  
17 Department of Transportation to optimize the  
18 signal at 64. Is that correct?

19 Are you recommending that?

20 MEMBER DOYLE: That's part of the  
21 main motion.

22 You know, I moved -- I moved staff's --  
23 staff's recommendation as it's written here.

24 VICE CHAIRMAN KESSLER: But your main

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1 motion was simply to recommend approval. You  
2 didn't say with conditions.

3 MEMBER DOYLE: With -- as recommended  
4 by the staff.

5 CHAIRMAN WALLACE: Okay.

6 VICE CHAIRMAN KESSLER: Okay. I  
7 misunderstood. I didn't think you recommended.

8 MEMBER DOYLE: Okay. I take your  
9 point.

10 In that case, then, I think a motion to  
11 amend would be in order.

12 CHAIRMAN WALLACE: Okay. Would you  
13 like to make that motion.

14 MEMBER DOYLE: Yes.

15 I move that the main motion be amended so  
16 that the special use for the 220 North Randall  
17 Road property shall terminate on December 31st,  
18 2011, and that the traffic signal at Illinois  
19 Route 64 and Randall Road -- that the Applicant  
20 shall make a good faith effort to have that  
21 signal retimed, as discussed in the HLR technical  
22 memorandum dated July 28, 2011, and that the  
23 Applicant shall be responsible for any costs  
24 associated with analyzing or retiming signals.

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1 VICE CHAIRMAN KESSLER: Second.

2 CHAIRMAN WALLACE: All right. Any  
3 discussion -- this is a motion to amend the main  
4 motion.

5 Any discussion simply on that motion?

6 (No response.)

7 CHAIRMAN WALLACE: All right. Do we  
8 need to do a voice or a roll call vote on that?

9 MS. TUNGARE: Yes.

10 CHAIRMAN WALLACE: Okay. Tim.

11 VICE CHAIRMAN KESSLER: Schuetz?

12 MEMBER SCHUETZ: Yes.

13 VICE CHAIRMAN KESSLER: Doyle?

14 MEMBER DOYLE: Yes.

15 VICE CHAIRMAN KESSLER: Pretz?

16 MEMBER PRETZ: Yes.

17 VICE CHAIRMAN KESSLER: Henningson?

18 MEMBER HENNINGSON: No.

19 VICE CHAIRMAN KESSLER: Kessler, yes.  
20 Wallace?

21 CHAIRMAN WALLACE: Yes.

22 All right. The main motion is now amended,  
23 accordingly, and if there's any further  
24 discussion on that main motion, it is now to

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1 recommend approval based on those two conditions.

2 All right. Any other discussion?

3 (No response.)

4 CHAIRMAN WALLACE: If there is no  
5 other discussion, then it is appropriate to have  
6 a vote on that motion.

7 Tim.

8 VICE CHAIRMAN KESSLER: Schuetz?

9 MEMBER SCHUETZ: Yes.

10 VICE CHAIRMAN KESSLER: Doyle?

11 MEMBER DOYLE: Yes.

12 VICE CHAIRMAN KESSLER: Pretz?

13 MEMBER PRETZ: No.

14 VICE CHAIRMAN KESSLER: Henningson?

15 MEMBER HENNINGSON: No.

16 VICE CHAIRMAN KESSLER: Wallace?

17 CHAIRMAN WALLACE: Yes.

18 VICE CHAIRMAN KESSLER: Kessler, yes.

19 CHAIRMAN WALLACE: All right. That  
20 motion passes by a vote of four to two, and that  
21 takes care of one of the two applications.

22 Moving on to the other application, this is  
23 regarding 300 North Randall Road Application for  
24 Special Use for a Transportation Operations

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1 Facility.

2 And before we get into it and -- and have  
3 a -- a recommendation on this one -- I'm sorry --  
4 a motion, whether for recommendation for approval  
5 or denial, let's just discuss whether we intend  
6 to make a motion with the -- with the conditions  
7 included or a general motion and then discuss  
8 which conditions should be included.

9 Does that make sense?

10 VICE CHAIRMAN KESSLER: Yes.

11 We should probably make a motion with the  
12 conditions included.

13 CHAIRMAN WALLACE: Okay. Do you --  
14 do you want to go ahead and make the motion and  
15 then discuss it?

16 VICE CHAIRMAN KESSLER: Yes.

17 CHAIRMAN WALLACE: All right.

18 VICE CHAIRMAN KESSLER: I'd make a  
19 motion to approve that we recommend to the  
20 City Council the application for the special use  
21 to allow a transportation operations facility for  
22 a school bus company at 330 North Randall Road.

23 CHAIRMAN WALLACE: 300.

24 VICE CHAIRMAN KESSLER: 300 -- I'm

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1           sorry -- 300 North Randall Road, subject to the  
2           conditions as set forth by the staff and  
3           including the additional condition that the exit  
4           from the facility after construction will be  
5           largely at 17th Street.

6                   MS. TUNGARE: Can I -- can I just add  
7           one point of clarification?

8                   You may want to reference the conditions as  
9           set forth in the staff report dated August 2nd,  
10          just clarification.

11                   VICE CHAIRMAN KESSLER: The  
12          conditions as set forth in the staff report dated  
13          August 2nd.

14                   MS. TUNGARE: Yes.

15                   CHAIRMAN WALLACE: All right. It's  
16          been moved.

17                   Is there a second?

18                   MEMBER SCHUETZ: Second.

19                   CHAIRMAN WALLACE: Okay. It's been  
20          moved and seconded.

21                   Discussion on the motion?

22                   MEMBER DOYLE: I have a couple of  
23          potential amendments.

24                   CHAIRMAN WALLACE: Okay.



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1                   MEMBER DOYLE: I'll start with the  
2                   additional condition that Tim suggested during  
3                   the main motion, which is regarding exit on 17th.

4                   From the presentation, I did not get the  
5                   impression that any traffic would be leaving the  
6                   facility northbound on Randall in the location of  
7                   the access road on the parcel, and that all  
8                   traffic would be exiting on 64 from 17th.

9                   VICE CHAIRMAN KESSLER: And I agree.  
10                  I mean -- but I don't think that there's any way  
11                  you can -- we don't have the -- the authority to  
12                  say "You can't go that way." All we could do is,  
13                  by the same condition that staff recommended,  
14                  that they use the access point at the  
15                  220 property to get in. I'm making the similar  
16                  recommendation.

17                  Go ahead.

18                  MEMBER DOYLE: Okay. The destination  
19                  of all the buses is to the south and to the east,  
20                  so there's no -- there's no destination for them  
21                  to the north based on -- on the contract.

22                  There's no reason to go northbound on  
23                  Randall, turn right on Dean to go over to 15th,  
24                  come south on 15th and over to 64, when you can

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1           get there much more quickly if you have the  
2           access road to 17th and 64.

3           So my concern here is, in light of the many  
4           comments that we heard from members of the public  
5           to recommend that -- after construction is  
6           complete -- that bus traffic be either strongly  
7           discouraged or outright prohibited on Dean Street  
8           east of Randall Road, I see no reason for buses  
9           to -- to travel along that -- that -- that route  
10          east of Randall Road.

11          I do see some potential for traffic to  
12          travel on Dean west of Randall Road, if -- if  
13          certain conditions -- other conditions might come  
14          about, like problems with the light on 64 and  
15          Randall.

16                 VICE CHAIRMAN KESSLER: I couldn't  
17          agree with you more. I'm not sure that we can  
18          restrict that travel, and that was the purpose of  
19          my recommendation that we make it a condition  
20          that they come out on 17th Street, which, if they  
21          did that, then you would not have the traffic on  
22          Dean Street.

23                 I don't know. Can we make a condition like  
24          that, that you can't go east on Dean Street?

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1 MS. TUNGARE: I think -- could you do  
2 it? Potentially, yes. Is it an unreasonable  
3 condition? I mean, it's a question of, "How do  
4 we enforce that?" How do we enforce that?

5 So I think the condition, as you had  
6 outlined it initially, where the Applicant make  
7 their best effort to minimize traffic movements  
8 or access on Dean Street, is a more reasonable  
9 condition and will only serve as a safeguard.

10 You know, as the testimony has been  
11 presented, in -- in the final stage, they do  
12 not -- I believe they do not intend to use  
13 Dean Street as an access.

14 But having said that, a condition like the  
15 one you initially proposed would be a little  
16 safer. I think that's a more reasonable way of  
17 presenting that they would use their best efforts  
18 to minimize access.

19 VICE CHAIRMAN KESSLER: You know,  
20 Brian, I have to say, when I first saw this plan  
21 and I saw the -- the -- and leaving the site and  
22 going up Dean Street and using 15th Street, at  
23 one point I even heard talk about going up to  
24 9th Street by the Dairy Queen and coming out that

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1 way, my initial reaction was, "There is no way."  
2 I mean, I couldn't sit still for something like  
3 that because I understand what goes on on  
4 Dean Street.

5 I look, as Dr. Isadore does, out on  
6 Dean Street every day. I've lived through the  
7 lake at the bottom of the train tracks. I lived  
8 through the construction of it, when it was  
9 completely shut down and even today you're  
10 absolutely right. The traffic there backs up all  
11 the way almost to the railroad tracks trying to  
12 get out westbound on Dean Street at peak times in  
13 the morning and mostly in the evening, so I  
14 couldn't agree more that we need to do everything  
15 we can to keep that traffic off of Dean Street  
16 and use the internal roadway.

17 What changed my mind was when I saw the  
18 work that they were attempting to do on the  
19 internal site. They're going to have their own  
20 road. They're going maintain their own road, and  
21 they have access away from that Dean Street  
22 residential small road area.

23 Now, is it going to be difficult during the  
24 construction? Yes, it is, but any kind of

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1 construction that you're trying to do is going to  
2 cause that kind of backup.

3 It's temporary. You know, sometimes we  
4 have to suffer a little bit, but I think  
5 ultimately that it's a good -- a good short-term  
6 plan for that property for the City because we  
7 have all that work being done on the site now  
8 because of the tenant moving in there, and it's a  
9 win-win, and that's why I recommended that  
10 17th Street exit.

11 MEMBER DOYLE: Well, I mean, if  
12 the -- if the objective of that -- of that  
13 condition is to keep traffic off of -- off of  
14 Dean Street east of Randall, then I would simply  
15 recommend that we be more explicit in the  
16 objective and say that after construction that  
17 the -- the Applicant make a good faith effort  
18 to -- to keep all -- all bus traffic off of  
19 Dean Street east of Randall Road, and there's no  
20 reason -- and if that's -- if that is an  
21 acceptable condition to place and a reasonable  
22 condition to place, then I would rather -- I'd  
23 rather sort of be more directed at what we're  
24 trying to accomplish than --

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1                   CHAIRMAN WALLACE: My -- and my -- my  
2                   concern is that there is a difference between  
3                   those two conditions, one being reasonable and  
4                   one being unreasonable, because it's reasonable  
5                   to limit ingress and egress from the property  
6                   itself, which is what this condition did, but  
7                   once you get beyond the property, it's -- I think  
8                   that it becomes unreasonable because at that  
9                   point you're -- you're talking more about, you  
10                  know, traffic -- traffic issues.

11                  You know, I think that, even though it may  
12                  seem ridiculous, I mean, are you going to  
13                  condition this upon them being able to turn left  
14                  onto Kirk Road from Tyler Road? Yeah, that's a  
15                  long way away from the site, but we're talking  
16                  about something that's completely, totally  
17                  off-site, you know, and -- and I understand and I  
18                  completely agree.

19                  MEMBER DOYLE: Yeah.

20                  CHAIRMAN WALLACE: But I think that  
21                  this is the only way that that can be handled, is  
22                  to talk specifically about the ingress and egress  
23                  from the property itself, as opposed to movements  
24                  after they leave the property because it's

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1 unenforceable. That's the bottom line.

2 MS. TUNGARE: Yes.

3 MEMBER DOYLE: Okay. All right. So  
4 we have discussed that. I get those points.

5 Two other potential conditions.

6 One is -- we talked about this earlier  
7 during the comment period -- there was a  
8 recommendation in a staff memo regarding access  
9 easements which would be granted to the Randall  
10 Road Self Storage property for future  
11 connectivity to the proposed access road.

12 I don't see that condition or that  
13 recommendation in these conditions.

14 MS. TUNGARE: Yes. That was not  
15 included in the conditions.

16 I believe I misspoke. I misunderstood as  
17 to which assess easements we were referring to,  
18 and Russell Colby here advised me that was not  
19 included in the conditions, but it's something --  
20 I believe, Russ, you may want to chime in here --  
21 if the Plan Commission thinks it's important  
22 enough, could potentially be included.

23 MR. COLBY: You know, we've suggested  
24 that there be an area reserved by easement for

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1           the access drive to be connected to Dean Street  
2           eventually, so that if the property is to be  
3           developed in some other manner in the future,  
4           that that -- that land is there so that it can be  
5           accomplished.

6           The issue of the access to the self-storage  
7           property envisions where the Woodward Drive  
8           extension would be located, is primarily on that  
9           self-storage property's lot, so there may be some  
10          limited ability under this current site plan for  
11          cross access between lots but probably not a lot,  
12          and I don't think we would expect that, you know,  
13          placing a condition on this use to reserve  
14          that -- that easement would necessarily have a  
15          lot of benefit to this special use approval.

16          It's something we've suggested from, you  
17          know, a functionality standpoint, and those  
18          comments are from our development engineering  
19          division. They are provided and merely directed  
20          towards engineering plans and -- and finalizing  
21          some of the construction details, so it's not  
22          something we felt was necessary to carry forward  
23          as a part of the special use recommendation.

24                   MEMBER DOYLE: Okay. I have



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1           one final question I'd like to ask, which is on  
2           the slim chance that the retiming of lights is  
3           not approved.

4                    Would it be reasonable to recommend a  
5           condition that the Applicant make a good faith  
6           effort to route buses or a portion thereof to  
7           Dean Street and westbound to Peck, which is the  
8           suggestion that you made, Tim, at the last public  
9           hearing?

10                   I mean, that -- that the -- the queuing  
11           there is going to be horrendous, so I think that  
12           we would have to have some sort of contingency  
13           plan at that point in time.

14                   Could we make a recommendation or a  
15           condition? I mean, what happens --

16                   VICE CHAIRMAN KESSLER: I get your  
17           point, Brian. Your point is, what happens if  
18           the -- if, for some reason, that light isn't  
19           retimed? Then what kind of a -- we're in a trick  
20           bag. We're talking about backing up traffic all  
21           the way to -- I don't know -- to 17th Street  
22           almost.

23                   MS. LUKAS: 19th Street.

24                   VICE CHAIRMAN KESSLER: 19th Street,

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1 back to 19th Street, yeah. That's a -- that's  
2 significant.

3 What do we do? What do we do if that  
4 happens?

5 MS. TUNGARE: I think it would be  
6 valuable to bring Diane Lukas into the discussion  
7 on this specific condition if the signalization  
8 retiming -- if we're not successful on obtaining  
9 the signal retiming, then rerouting the buses  
10 west on Randall (sic) to Peck, is that a  
11 condition that has any value?

12 VICE CHAIRMAN KESSLER: That works.

13 MEMBER DOYLE: We talked about  
14 westbound on Dean.

15 VICE CHAIRMAN KESSLER: But that's  
16 not a bad idea. I mean, westbound on Randall  
17 (sic), too. I mean, that way, you're still  
18 keeping it off of Dean.

19 CHAIRMAN WALLACE: Westbound on 64.

20 VICE CHAIRMAN KESSLER: I'm sorry.  
21 Westbound on 64.

22 CHAIRMAN WALLACE: How can you go  
23 westbound on Randall?

24 VICE CHAIRMAN KESSLER: You can walk

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1 across it.

2 CHAIRMAN WALLACE: Anyway.

3 MS. LUKAS: It certainly has merit.

4 I -- you know, I'd have to look at it in  
5 more detail, but Peck Road is much more lightly  
6 traveled than Randall Road.

7 MEMBER DOYLE: We -- we heard from  
8 the prospective tenant at the July 19th hearing  
9 that they would make every effort to ensure that  
10 buses are routed a way that accommodates traffic  
11 patterns, and so what I -- I'm hearing that that  
12 is something that is a possibility and that  
13 everyone is interested in doing the right thing,  
14 and I would like to sort of put that on record  
15 as -- as a basis for the recommendations that  
16 we're making, that there are -- that there are  
17 contingencies that would be in place to ensure  
18 that sufficient infrastructure is -- is retained  
19 and maintained throughout -- throughout the  
20 sunset period.

21 MS. TUNGARE: And you know what? Let  
22 me -- let me add to that discussion.

23 I believe I can appreciate the  
24 Plan Commission's desire to deal with the "what

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1           ifs," you know, but having said that, let's also  
2           keep in mind that, if the buses don't move  
3           efficiently through traffic lights and through  
4           the roadway system, guess who is going to get  
5           impacted the most? The bus company.

6                     I believe it's in their interest more than  
7           the City's interest to ensure that the buses are  
8           moving through efficiently and are not stalled  
9           for a significant amount of time within the  
10          St. Charles area itself, because I believe --  
11          from their standpoint, I believe it's probably  
12          good business practice to make sure that they are  
13          reaching their destinations in a timely manner  
14          and maintaining punctuality.

15                    So, you know, it is more a question for the  
16          Plan Commission: Do we want to take that  
17          responsibility over, in terms of imposing  
18          conditions here from the City's standpoint, or --  
19          or -- or, really, is that something we -- we just  
20          want to leave up to the Applicant? I mean, it's  
21          really their best interest. There's -- there's --  
22          there's really -- skies the limit as to how far  
23          we can take these conditions and how detailed we  
24          can get.

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1 I'm not saying the condition you're  
2 recommending does not have merit or it does not  
3 have any value, it definitely has merit, but,  
4 again, you know, do we really want to take it  
5 upon ourselves to enforce these conditions and to  
6 what extent, or do we want to rely on the fact  
7 that these individuals, the bus company -- it's  
8 in their best interest to move the buses  
9 efficiently so they're going to do what's needed  
10 and what's right?

11 I just offer that for your consideration.

12 CHAIRMAN WALLACE: And I just -- I  
13 want to voice my agreement.

14 I -- I don't -- I mean, I think, by placing  
15 too many conditions -- although it may be good  
16 intentioned and makes sense for us to substitute  
17 that lady's experience, you know, and -- and --  
18 and her ability to decide how to route buses is,  
19 I think, a little bit beyond our --

20 VICE CHAIRMAN KESSLER: I was sitting  
21 here thinking about the swarm theory.

22 Did you ever see that?

23 CHAIRMAN WALLACE: What was that?

24 VICE CHAIRMAN KESSLER: The swarm

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1 theory of traffic.

2 CHAIRMAN WALLACE: Oh, yes.

3 All right. So the motion, as it stands  
4 right now, incorporates the items that are  
5 contained in the staff report dated August 2nd,  
6 as well as the additional -- the additional  
7 condition that was stated by Mr. Kessler for the  
8 Applicants to make their best effort to primarily  
9 utilize 17th Street as an egress route from the  
10 property after the initial stage is done.

11 Is that everyone's understanding? And are  
12 there any amendments based on our discussion that  
13 anyone would like to make to the main motion?

14 (No response.)

15 CHAIRMAN WALLACE: Okay. All right.  
16 Any further discussion?

17 (No response.)

18 CHAIRMAN WALLACE: Seeing none, Tim.

19 VICE CHAIRMAN KESSLER: Schuetz?

20 MEMBER SCHUETZ: Yes.

21 VICE CHAIRMAN KESSLER: Doyle?

22 MEMBER DOYLE: Yes.

23 VICE CHAIRMAN KESSLER: Pretz?

24 MEMBER PRETZ: Yes.

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1 VICE CHAIRMAN KESSLER: Henningson?

2 MEMBER HENNINGSON: No.

3 VICE CHAIRMAN KESSLER: Wallace?

4 CHAIRMAN WALLACE: Yes.

5 VICE CHAIRMAN KESSLER: Kessler, yes.

6 CHAIRMAN WALLACE: All right. That  
7 motion passes by a vote of five to one, and that  
8 concludes this item on your agenda.

9 Thank you, gentlemen.

10 MR. CORCORAN: Thank you.

11 CHAIRMAN WALLACE: And is that the  
12 last -- I still don't have a proper agenda.

13 VICE CHAIRMAN KESSLER: Meeting --

14 CHAIRMAN WALLACE: Item 7 -- we still  
15 have a couple more items, everyone.

16 Item No. 7 on your agenda, General  
17 Amendment, City of St. Charles, and since we had  
18 already continued the public hearing, this item --  
19 how did this happen again?

20 Do we have to vote to table it or --

21 MS. TUNGARE: Table it. Table it.

22 Vote to table it.

23 CHAIRMAN WALLACE: Okay. All in  
24 favor of tabling this item?

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1 (The ayes were thereupon heard.)

2 CHAIRMAN WALLACE: Opposed?

3 (No response.)

4 CHAIRMAN WALLACE: Thank you.

5 The motion was made by Mr. Kessler and  
6 seconded by Mr. Henningson, by the way.

7 Item 8 on the agenda is meeting  
8 announcements.

9 Hopefully, we don't have to continue this  
10 one downstairs.

11 Item 8 is meeting announcements.

12 Item 9 is any additional business.

13 VICE CHAIRMAN KESSLER: No additional  
14 business.

15 CHAIRMAN WALLACE: Motion to adjourn?

16 VICE CHAIRMAN KESSLER: Move to  
17 adjourn.

18 MEMBER SCHUETZ: Second.

19 CHAIRMAN WALLACE: It's been moved  
20 and seconded.

21 All in favor say aye.

22 (The ayes were thereupon heard.)

23 CHAIRMAN WALLACE: Opposed no?

24 (No response.)



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1                   CHAIRMAN WALLACE: This meeting of  
2                   the St. Charles Planning Commission is adjourned  
3                   at 9:25 p.m.

4                                   (Which were all of the  
5                                   proceedings in the  
6                                   above-entitled matter at  
7                                   9:25 p.m.)

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1           STATE OF ILLINOIS     )  
  ) SS.

2           COUNTY OF K A N E     )

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4                       I, Glenn L. Sonntag, Certified Shorthand  
5           Reporter No. 084-002034, Registered Diplomat  
6           Reporter, do hereby certify that I reported in  
7           shorthand the proceedings had in the  
8           above-entitled matter, and that the foregoing is  
9           a true, correct, and complete transcript of my  
10          shorthand notes so taken as aforesaid.

11                       In testimony whereof I have hereunto set my  
12          hand on this 9th day of August, 2011.

13

14



*Glenn L. Sonntag*

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Certified Shorthand Reporter

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Registered Diplomat Reporter

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Certified Legal Video Specialist

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