

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, APRIL 3, 2012**

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

Members Absent: None.

Also Present: Matthew O'Rourke, Planner
 Russell Colby, Planning Division Manager
 Chris Tiedt, Development Engineering Manager
 Chris Aiston, Director of Economic Development
 Rita Tungare, Director of Community Development

1. Call to order

The meeting was called to order at 7:00 p.m. by Chairman Wallace.

2. Roll Call

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

3. Presentation of Minutes

A motion was made, seconded and unanimously passed by voice vote to accept the minutes of the March 6, 2012 meeting.

4. HD Golf Ventures (510 S. Tyler Road)

Application for Concept Plan for a golf driving range facility

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

5. Meeting Announcements

Tuesday, April 17, 2012 at 7:00pm in the Council Chambers

Tuesday, May 8, 2012 at 7:00pm in the Council Chambers

Tuesday, May 22, 2012 at 7:00pm in the Council Chambers

6. Additional Business from Plan Commission Members, Staff, or Citizens

7. Adjournment at 8:47PM

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

In Re the Matter of:)
)
Regular Meeting.)

REPORT OF PROCEEDINGS in the above-entitled
matter, before the City of St. Charles Plan
Commission, taken in the offices of City of
St. Charles, 2 East Main Street, St. Charles,
Illinois, on April 3, 2012, at the hour of
7:00 p.m.

1 **PRESENT:**

2 MR. TODD WALLACE, Chairman;

3 MR. TIM KESSLER, Vice Chairman;

4 MS. SUE AMATANGELO, Member;

5 MR. BRIAN DOYLE, Member;

6 MR. CURT HENNINGSON, Member;

7 MR. TOM PRETZ, Member; and

8 MR. TOM SCHUETZ, Member.

9 **ALSO PRESENT:**

10 MS. RITA TUNGARE, Community Development Director;

11 MR. RUSSELL COLBY, Planning Division Manager; and

12 MR. MATTHEW O'ROURKE, Planner.

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

3 Tim, roll call.

4 VICE CHAIRMAN KESSLER: Amatangelo?

5 MEMBER AMATANGELO: Here.

6 VICE CHAIRMAN KESSLER: Schuetz?

7 MEMBER SCHUETZ: Here.

8 VICE CHAIRMAN KESSLER: Doyle?

9 MEMBER DOYLE: Here.

10 VICE CHAIRMAN KESSLER: Pretz?

11 MEMBER PRETZ: Here.

12 VICE CHAIRMAN KESSLER: Henningson?

13 MEMBER HENNINGSON: Here.

14 VICE CHAIRMAN KESSLER: Wallace?

15 CHAIRMAN WALLACE: Here.

16 VICE CHAIRMAN KESSLER: Kessler, here.

17 CHAIRMAN WALLACE: All right.

18 Item No. 3 on your agendas is presentation
19 of the minutes of the March 6th, 2012, meeting.

20 Is there a motion to approve?

21 MEMBER AMATANGELO: So moved.

22 VICE CHAIRMAN KESSLER: Second.

23 CHAIRMAN WALLACE: It's been moved

24 and seconded.

1 All in favor?

2 (The ayes were thereupon heard.)

3 CHAIRMAN WALLACE: Opposed?

4 (No response.)

5 CHAIRMAN WALLACE: The motion passes
6 unanimately.

7 Item No. 4 on your agendas is HD Golf
8 Ventures, 510 South Tyler Road, application for
9 concept plan for a golf driving range facility.

10 And before we begin I'll just take a minute
11 to explain what we're doing here tonight.

12 This is a concept plan review. The Plan
13 Commission is here for the purpose of conducting
14 public hearings and making recommendations to the
15 City Council for applications that come before
16 the City.

17 Tonight we are before that point. Many
18 applicants, prior to spending a lot of money and
19 doing the plans that they have to do in order to
20 go through the application process, will come and
21 do a concept plan where they give us an idea of
22 what they are planning on doing. We will give
23 notice to interested parties, and then they will
24 come in and make a presentation to us.

1 At the end of the night tonight, we will do
2 nothing. We will not make a recommendation to
3 the City Council. We will give feedback to the
4 Applicant, both from the Plan Commission and
5 we'll also ask members of the audience if they
6 have any feedback, as well.

7 This is not something that any action will
8 be taken on until an application is made to -- to
9 the City, so right now that's where we're at.

10 The way tonight goes, the Applicant will
11 make a short presentation, and members of the
12 Plan Commission will ask questions. Members of
13 the audience will ask questions, and then at the
14 end I will poll the Plan Commission regarding
15 this plan and ask if -- ask for suggestions
16 either in favor off or against the plan. If
17 something can be improved, this is the time to
18 let the Applicant know what those items are.

19 Any questions?

20 (No response.)

21 CHAIRMAN WALLACE: All right. Staff,
22 do you have anything?

23 MR. COLBY: No.

24 CHAIRMAN WALLACE: Okay. And I

1 probably should have asked before.

2 You see we do have a Court Reporter so we
3 can take down the --

4 MS. TUNGARE: Minutes.

5 CHAIRMAN WALLACE: -- minutes tonight.
6 Okay?

7 All right. Because we have a Court
8 Reporter in the room tonight, everything is -- is
9 going down for the purpose of the minutes for
10 this meeting, and so if anyone wishes to speak,
11 what I will ask you to do -- we aren't going to
12 swear anyone in tonight because this is not a
13 public hearing, but what I will ask for you to do
14 is wait to be recognized by me by raising your
15 hand and coming up to the lectern here and
16 speaking your name clearly for the record just so
17 we can get everything down in the minutes.

18 Any questions?

19 (No response.)

20 CHAIRMAN WALLACE: Okay. Is the
21 Applicant ready?

22 MR. DELISI: We're ready.

23 MR. HOPKINS: We're ready.

24 CHAIRMAN WALLACE: All right. Go

1 ahead.

2 MR. HOPKINS: All right. Hello
3 everyone. My name is Tony Hopkins. This is
4 Ken Delisi and we are both residents of
5 St. Charles, and we would like to present to you
6 our concept plan.

7 The name of our company is HD Golf Ventures,
8 and we would like to create a family-oriented
9 destination here in St. Charles.

10 Here is a picture of the existing location.
11 The proposed location is 510 South Tyler Road.

12 What we would like to do is install or --
13 yes -- install a premiere golf entertainment
14 facility that features 70 range bays with a
15 terraced outdoor patio.

16 This will be a new destination spot for
17 St. Charles, and we expect to attract customers
18 from 40 minutes' driving radius, and we think
19 that it will be a great improvement on this
20 existing eyesore property that has been vacant
21 for many years.

22 We hope to employ over 50 people. This
23 will help drive new sales to existing St. Charles
24 businesses, and this will also create a new

1 source of tax revenue for the Village.

2 MR. DELISI: Hi. I'm Tim Delisi.

3 Just a note regarding the new destination
4 spot for St. Charles.

5 Typically driving ranges across the country
6 generate about a 15-minute to 20-minute radius
7 when you build a facility like a normal driving
8 range.

9 What you're about to see in front of you
10 tonight is something that doesn't exist here in
11 the United States in its entirety. We have
12 developed a new concept, a new system to bring
13 people back to the range.

14 And so this 40-mile radius that you see
15 here is something that is typical for somebody
16 who is planning an existing golf course or a golf
17 course throughout the regional area. That's why
18 the radius is different than what you normally
19 see with most driving ranges.

20 The fundamental design of HD Golf is for
21 all players or -- for players of all ages and it
22 will allow them to come together and experience
23 the fun of golf without the barriers of time,
24 talent, or costs that limit most from enjoying

1 the sport.

2 That's a mouthful. But if anybody -- I'm
3 assuming some of you people have been out to
4 diving ranges and you see what typically happens
5 on the driving range.

6 Our goal here -- and one of the things we
7 decided to do two years ago -- was to transform
8 the driving range.

9 What I mean by that is this: We developed
10 a kiosk, an electronic kiosk that gives us the
11 ability to create a competitive experience in the
12 driving range bay.

13 Unlike what you've seen in the past, if you
14 go to a driving range, everyone buys a bucket of
15 balls, you sit there and you hit them as far as
16 you can go or you hit the targets. If you are
17 fortunate enough to have a partner with you, you
18 start to play games. "Let's hit to the red pin"
19 and "Closest to the pin wins," or in most cases,
20 if the whole range is full, all fun breaks out
21 when the guy goes out to pick up the range balls
22 and everybody is launching balls at him. That I
23 know from personal experience because when I was
24 younger, that's exactly what happened to me.

1 Stepping back a little bit to the range
2 itself.

3 What HD Golf has done is to develop a kiosk
4 to create this real competitive advantage,
5 developed a kiosk that uses high-definition
6 cameras, as well as Doppler radar.

7 Now, for those of you familiar with the PGA
8 tour of America and golf on TV, you have probably
9 seen this. They call it "Golf Track," so if you
10 happen to be watching the Masters this week,
11 you'll see the shots take off on TV and they'll
12 show the tracking of the ball on TV.

13 That's the technology we have adapted to.
14 So what we've done is, we've taken this Doppler
15 technology, the launch ball technology for
16 either -- you know, it's a high-speed camera or
17 Doppler and mapped it to the driving range.

18 What I mean by that is this: On our range
19 you will be able to hit a golf ball and see the
20 flight of your ball on our high-def screens that
21 you see here.

22 I'll take a step back here. Right here.

23 Each range bay will have high-definition
24 screens located throughout it, so as you're

1 hitting the ball, you see the track of that ball.

2 In addition to that, we are going to have
3 the ability to play games with -- within the
4 range itself.

5 So our -- our system setup is this: You
6 come to the range and you can buy a bucket of
7 balls. If you don't want to use our system, you
8 don't have to use our system.

9 If you elect to use the system, you'll have
10 a key card. You'll swipe your card along the
11 kiosk and you'll be able to get to Level 1.

12 Level 1 will allow you to watch your ball
13 fly through the air and get real data on your
14 ball: Direction, distance, spin, all the
15 technical data that what I'm going to call the
16 "purists" are really looking for in golf.

17 The second level will be the fun part. The
18 closest to the pins, the games, the kid games.
19 We're going to have Breaking Glass, so you'll be
20 able to sit there on your screen, hit a ball into
21 the range, and targets, virtual targets will be
22 placed on your screen, and as that ball tracks
23 into the range, you'll be knocking these out for
24 points, so we're taking away the old way of just

1 hitting the ball and forgetting where it's going
2 and creating this competitive experience.

3 In addition to that -- here is a good
4 example of the real ball flight track. This is
5 what you'll typically see on our screen, the
6 actually tracking just like you see there.

7 Closest to the pin we talked about and
8 target games, so you'll be able to play closest
9 to the pin contests with players, and to imagine,
10 to make one step further, you're going to be able
11 to play simulated rounds of golf on our range, so
12 you'll be able to go out in a foursome and have a
13 simulated round of golf throughout the country.

14 If you want to play Cog Hill tomorrow, you can
15 play Cog Hill. If you want to play Pebble Beach,
16 the four of you can go out and play Pebble Beach.

17 We will fit up to four to a bay and you can
18 play competitively amongst the four of you. Or
19 better than that, you'll be able to play against
20 the bay next to you or -- or three bays down. We
21 will be able to isolate tournaments.

22 This week, let's say, if you have a party
23 of 15 -- or 16 players, we can isolate four bays,
24 and that bay is going to be set up to play

1 Pebble Beach for you 16 players. We'll have a
2 private leaderboard set up for those 16 players
3 to play on our range.

4 In addition to that, we are going to be
5 setting up league play, so kids, couples, any --
6 any -- any sort -- just like a bowling alley,
7 you'll be able to come to our range and play
8 competitive golf in a league environment.

9 In addition to that, we'll also have
10 corporate team-building events, so corporations
11 can come out to our range, play the facility, and
12 have what I'm going to call a "virtual" --
13 "virtual golf outing" on our range, so the
14 companies can come out in less than a fraction of
15 the time it takes to have a current golf outing
16 and play regular rounds of golf.

17 A lot of the daily leaderboards will also
18 be throughout our facility. We will keep
19 leaderboards not only for the rounds that they're
20 currently playing but also historical.

21 So if you are the leader of Pebble Beach,
22 let's say, for this week, your name will be
23 listed on those leaderboards and stay on that for
24 as long as -- till somebody takes you out.

1 Now, how does that game play? I know a lot
2 of people find it hard to believe that you can
3 actually hit a ball. The screens will be in
4 front of you. Once you strike that ball into the
5 range and you play, you hit your drive, it's
6 going to be mapped out onto the -- onto a regular
7 course.

8 The second shot you hit, if you happen to
9 get onto the green, you're going to be a certain
10 distance away from that pin. The distance you're
11 away from that pin will indicate, then, how many
12 putts you get. If you're within 5 feet, it's
13 one putt. If you're within 15 feet, it's
14 two putts, so it's an auto-putt feature so you'll
15 be playing to the greens and then you would
16 automatically putt out.

17 Now, that's the gaming part of it.

18 Once again, our goal here is to create a
19 competitive bay experience on the range. We want
20 to create a neighborhood golf destination that
21 features food, drinks, and music, all while
22 experiencing the outdoors.

23 The range is designed with full food and
24 beverage service brought to your bay, and here's

1 the broad view of what we're looking at as far as
2 design for what our bays will look like.

3 This is not your typical driving range.
4 This is definitely going to be an upscale
5 location.

6 As you can see here, food and beverages
7 will be brought to the left there onto the
8 tables.

9 The screens that you see above will be
10 catering not only to leaderboards for your --
11 your team, but also your favorite sports
12 channels, so if you want to be watching ESPN or
13 the Cubs, then you can be watching that, as well.

14 Our goal here is to create a comfortable
15 atmosphere for golfers and nongolfers alike.

16 We talked a little bit about how our
17 speakers, background music, are located at
18 each bay.

19 What I mean by that is background music.
20 We're creating -- similar to what you see in a
21 bowling alley, we are creating a bowling alley
22 environment on a driving range.

23 Once again, here is a good shot of what
24 we're talking about, a casual seating, as well

1 as, you know, up end tables to go ahead and serve
2 you.

3 One of our proposals is to, obviously, have
4 a rooftop terrace because we think it really
5 lends itself to the area. Two stories up in
6 St. Charles is a nice view especially out here on
7 the east side.

8 So our -- our top deck, we are proposing to
9 have an outdoor terrace similar to the style that
10 you see here so you can enjoy those warm summer
11 nights.

12 And, of course, our facility will
13 incorporate miniature golf because, as any family
14 establishment, needs to have some sort of
15 entertainment for the whole family, I should say.

16 This area is going to be different than
17 most miniature golfers -- golf courses. This is
18 going to have several elevations and a lot of
19 water features, so this is not going to be your
20 typical flat track. This will be one that
21 creates some excitement.

22 And I guess the next is why we are here,
23 and this goes a little -- we'll be talking now a
24 little bit more about the facility itself,

1 structurally, location, some of the -- some of
2 the things that are probably concerning to the
3 neighbors and what have you.

4 MR. HOPKINS: All right. So what we
5 have here, this is an image that overlays on the
6 Google map of the area, so this is exactly how
7 the facility would look if it was up -- if it was
8 built today.

9 This is actually how it would look next May
10 if you guys let us go ahead.

11 All right. Let's see. So what we're
12 hoping is, with your assistance and with your
13 recommendation, we need to figure out how to
14 make this work on this site regarding zoning,
15 parking variances, and a liquor license.

16 This is how the old Hines Lumber site looks
17 at the moment, and that's what we're trying to
18 improve.

19 This facility is going to face southeast,
20 in a southeast direction away from the populated
21 areas.

22 I'm just going to explain that a little bit
23 more.

24 The driving range tee box would face

1 southeast and the front of the building will face
2 northwest.

3 This is the desired direction for the golf
4 range because most of our bad weather comes in
5 from the west and the northwest direction.

6 The building overhang will keep the tee
7 area dry and allow golfers to continue to play in
8 the bad weather.

9 This is just a larger picture of what we
10 saw before, but it shows the direction of the
11 range in relation to the area and the buildings
12 around it.

13 This range will be constructed --
14 constructed over a portion of the retention pond,
15 and the retention pond is located to the east of
16 our property.

17 The elevated platform will be supported
18 by pylons in the pond, and the volume
19 displaced by the pylons will be compensated by a
20 1.5-to-1 ratio. The entire platform structure
21 will be above the high waterline. The only thing
22 that will be in the water will be the pylons.

23 This is an image of the golf course next
24 door to a residential area.

1 This was forwarded to us by the lighting
2 company we're working with. This company
3 specializes in community-friendly facilities, and
4 the focus of this company is to design systems
5 that directs spill lighting and protects the
6 night sky from sky glow which is given off by
7 your typical floodlights.

8 The lighting on the building are going to
9 be approximately 40 feet above the tee line, and
10 the lighting on the poles along Tyler Road are
11 shining to the range away from Tyler Road.

12 This is an example of a three-light cluster
13 with the patented shielded design that this
14 company uses to direct the light efficiently.

15 The netting we're going to use is a
16 transparent black netting, and the pole height
17 varies from 75 feet to 115 feet, where the pole
18 height starts at 75 feet at the building, it
19 peaks up to 115 feet, and then goes back down to
20 75 feet again at the end of the range.

21 The netting and the poles are 125 feet from
22 Tyler Road as the typical ball flies.

23 What that means is that the highest point
24 when the ball is out there is 150 to 160 feet.

1 If a ball did go astray, you will still
2 have an extra 125 feet between the poles and
3 Tyler Road.

4 MR. DELISI: Do you want me to handle
5 this part?

6 MR. HOPKINS: Yes.

7 MR. DELISI: Okay. We thought it was
8 important to note that the overall building size
9 represents only 5 percent of the overall site,
10 so, as you can see, there's going to be a
11 considerable amount of open space.

12 We have 460,000 square feet of surface of
13 which we're only taking up about 20,000, so from
14 a viewing standpoint, as you drive by, there's
15 still going to be -- obviously, a majority of
16 what you see will be open space.

17 Parking spots. We're looking for 160 to
18 185, depending on the variation request. We are
19 submitting a variation request along our Tyler
20 wall.

21 Anybody that knows that property knows
22 there's a 12-foot wall that borders Tyler Road,
23 and we would like to be able to park cars along
24 that wall because nothing is really going to grow

1 against a 12-foot concrete wall. We would like
2 to reserve the landscaping for inside the
3 facility a little bit away from the wall so it
4 actually can be viewed from Tyler Road.

5 The approximate traffic of 200 cars per day
6 or 20 cars per hour, that's based on us
7 calculating the amount of people we expect to
8 place through the range using a calculation of
9 about 20 percent of those people multiple --
10 multiples in a car.

11 So Tyler Road handles 12,000 cars per day.
12 We're looking at less than 1 percent adding onto
13 the -- to the current load on Tyler Road.

14 Hours of operation. You know, this is
15 going to be based on a maximum hours of
16 operation, obviously. As a business plan, we're
17 going to adjust hours according to the weather.
18 If it's 30 below zero outside, obviously, we're
19 not going to be open until ten o'clock at night,
20 but in March to November, the primary months,
21 we're looking at 6:00 a.m. to 12:00 a.m., and the
22 6:00 a.m., obviously, won't happen in March but
23 we're looking at probably in the summer months
24 the 6:00 a.m. to 12:00 a.m., and the winter,

1 10:00 a.m. to 10:00 p.m.

2 Obviously, all this is subject to change
3 based on weather conditions, and, as you'll see,
4 these hours are very consistent with any ranges
5 that are in the area.

6 If you go to St. Andrews, that happens to
7 be a lit facility, their hours are very similar
8 to this. Anyone that actually is a stand-alone
9 lighted facility, you'll note that is very
10 standard hours.

11 Our liquor license that we're looking to
12 apply for, obviously, runs until 2:00 o'clock.
13 We're not looking for anything beyond
14 12:00 because we feel as though our -- our
15 demographics and our customer base would be
16 finished with their -- their job or what they're
17 doing on our range at midnight.

18 That -- that really concludes our
19 presentation to you tonight.

20 If I can address any questions.

21 CHAIRMAN WALLACE: Can you go back to
22 the slide showing the lighting?

23 MR. DELISI: The lighting?

24 CHAIRMAN WALLACE: Yes.

1 MR. DELISI: I sure can.

2 This one? This one?

3 CHAIRMAN WALLACE: That one right
4 there.

5 Now, where -- I'm trying to understand
6 where the lights are coming from.

7 MR. DELISI: Actually, you can see
8 on -- this happens to be a nine-hole golf course,
9 so what they do is, they actually have lights
10 within the course itself and they also have them
11 on the perimeter.

12 If you look on the top --

13 CHAIRMAN WALLACE: Right.

14 MR. DELISI: -- you'll see the lights
15 strung along the top of the -- of the perimeter.

16 The idea behind this is, you can see the
17 darkness behind it. Let's face it: Lighting has
18 come a long way over the years. In the old
19 traditional driving ranges, we flood the range.
20 They were just flood lights. They were big and
21 round and they just shot one direction, and it
22 created that glow effect.

23 Technology now, because homes are being
24 built and ranges and golf courses and -- and

1 sports facilities are being built in all kinds of
2 high-density areas, lighting companies had to
3 address that, and what you're seeing now is the
4 technology coming forth to address the spilled
5 lighting and the halo that comes with a lot of
6 sports lighting.

7 Now, that being said, we are not -- we are
8 not Kane County Cougars. We are not Soldier
9 Field. We don't need to spot a ball from every
10 single direction so that we can catch it. We
11 just need to spot the ball so you can see our
12 targets on the range.

13 So that amount of lighting that we are
14 looking to place on the range is going to be
15 minimal compared to what most facilities, sports
16 facilities, football stadiums, have, even your
17 local ones here at the high schools. We're not
18 looking to generate as much light. We don't
19 need -- we don't have to catch the ball from all
20 angles, we just need to catch it from one.

21 CHAIRMAN WALLACE: All right.

22 Questions from members of the Plan Commission?

23 Tom?

24 MR. DELISI: Yes, Tom.

1 MEMBER SCHUETZ: I just wanted to get
2 a better general understanding.

3 Near the beginning of your -- well, that
4 slide works right there. Go forward a little bit.

5 MR. DELISI: Forward? I've got all
6 the slides here.

7 MEMBER SCHUETZ: All right. That top
8 one there.

9 MR. DELISI: This one?

10 MEMBER SCHUETZ: Yeah.

11 So the side -- I'm not sure -- I'm assuming
12 that's west, facing the -- not facing but --

13 MR. DELISI: Along Tyler.

14 MEMBER SCHUETZ: Facing into the homes.

15 Is that west?

16 MR. DELISI: Yes.

17 MR. HOPKINS: Yes.

18 MR. DELISI: You're facing south.

19 MEMBER SCHUETZ: So the lighting and
20 the sound all faces east; correct?

21 MR. DELISI: Yeah.

22 Actually, what you see is, see the arrows
23 on there? You can kind of see the arrows that
24 are painted on there where there's three arrows

1 going. Those are kind of a generalization of how
2 the lighting is going to be done on that -- on
3 that range, the yellow arrows.

4 With regards to the sound, there's speakers
5 in every bay. Okay? Our sound is not going to
6 be above conversation sound.

7 This isn't a bar that people are going to
8 be jamming to in order to, you know, get the most
9 out of, you know, the music being played. These
10 are -- this is a restaurant. I mean, it's really
11 going to be a restaurant with a -- let's call it
12 a "Dave & Buster's" feel, only we're hitting
13 balls in the range.

14 You're going to have music, but it's not
15 going to be music that's typically found in a --
16 in a bar atmosphere.

17 There may be on some occasions that there
18 might be a private party that may request some of
19 that, but, right now, on a general standpoint,
20 the day-to-day operations, we're going to have
21 speakers in each bay. By doing so we eliminate
22 the ability to have to broadcast from one side of
23 the range to the other.

24 In other words, the speakers can be toned

1 down relatively low because they're going to be
2 directly under them as opposed to me trying to
3 reach Bay 36 from Bay 1.

4 MEMBER SCHUETZ: So on the west
5 side -- the west side of Tyler Road there --

6 MR. DELISI: Yeah.

7 MEMBER SCHUETZ: -- it obviously
8 faces this way.

9 How is -- how is it going to be buffered?
10 How do you envision that?

11 MR. DELISI: The -- the -- are you
12 talking about the bays themselves?

13 MEMBER SCHUETZ: No. The noise, the
14 look, as you're driving down Tyler, what are you
15 envision us seeing?

16 MR. DELISI: You're going to be
17 seeing open bays. I mean, you'll be seeing
18 open-ended bays as you drive down Tyler.

19 Keep in mind our property sits considerably
20 lower than the rest of the properties, so you're
21 going to be actually coming down into a valley,
22 so the reality is, you probably won't even see
23 the top of the building at the top of the hill.
24 Until you get to the top of the hill, you come

1 down, then you'll -- you'll actually make contact
2 with it. You'll see a -- you know, a
3 three-quarter view of the bays pointing out into
4 the -- the open area.

5 As far as sound goes, sound being the sound
6 of golf balls being hit?

7 MEMBER SCHUETZ: You mentioned music.

8 MR. DELISI: Yeah. The music in the
9 sense of, you know, background music.

10 MEMBER SCHUETZ: Okay. Like you
11 wouldn't have in a bar or --

12 MR. DELISI: Or a restaurant like
13 Colonial. I think Colonial plays music in the
14 background as you're having dinner, you know?

15 MEMBER SCHUETZ: Okay.

16 MR. DELISI: You know, conversation
17 music, you know?

18 MEMBER PRETZ: Tom, carrying on with
19 the noise.

20 You have the top deck that's going to be
21 for enter- -- restaurant, entertaining, and that
22 is what you said; correct?

23 MR. DELISI: Yeah. Right here.

24 MEMBER PRETZ: Is that the top deck

1 itself?

2 MR. DELISI: Yes, it is. It's covered.

3 MEMBER PRETZ: So it is covered and
4 then there is a wall, an enclosure, going towards
5 the residential?

6 MR. DELISI: Correct.

7 MEMBER PRETZ: So that noise goes
8 out, also?

9 MR. DELISI: Actually, what we
10 have is, we're actually -- and we do that for
11 two reasons. The first reason is to keep the
12 facility warm. We need to try -- if we can close
13 up three sides of our facility with the heated
14 bay, we retain heat in the bays.

15 Other facilities which you'll see, they'll
16 have heaters, but air can blow through the back
17 of them, so that really is not efficient for us,
18 so our facility has been designed for
19 three-quarters around. The only opening is from
20 the bay side. It just helps us heat and,
21 obviously, keep the noise down, as well.

22 MR. HOPKINS: If I could show you
23 one more picture, as well, if you look at our --
24 to show you where the patio is in relation to

1 everything.

2 All right. If you can see that white
3 square or that white over by the mini golf, the
4 miniature golf, that white area is the patio. It
5 is the furthest area away from Tyler Road. It's
6 probably like 450 feet away from Tyler Road.

7 So why we like to have the patio in that
8 area is, if parents come with their kids and the
9 kid wants to play miniature golf and the parents
10 want to go upstairs and grab a bite, they can
11 actually walk out on the patio and watch their
12 kids playing, so we like that. We like the view.
13 We like to be able to look -- it would be like
14 I'm looking down there on the kids right now, and
15 so that's why we wanted to put the patio on the
16 extreme east side of the building.

17 MR. DELISI: And directly across from
18 this location where the actual structure sits is
19 businesses. The residential community really
20 doesn't start until much further up the range,
21 close to where the other entrance is for the
22 property, so the distance from where that patio
23 is to the first house that's in contact is a
24 considerable amount of space.

1 VICE CHAIRMAN KESSLER: Can I ask a
2 question?

3 CHAIRMAN WALLACE: Yes. Go ahead.

4 VICE CHAIRMAN KESSLER: You know, I'm
5 curious. This may be for staff.

6 What is the elevation of the property at
7 the point of the highest netting pole compared to
8 the roadway? I'm trying to find that. I looked
9 on the maps. Or how low is that property? It's
10 pretty low there.

11 MR. TIEDT: It is, yes.

12 The property itself -- I mean, that's part
13 of the reason for the retaining wall along Tyler
14 is because, as they had indicated, as you travel
15 from the southern part of Tyler heading north,
16 you're kind of coming down with the railroad
17 tracks being the low point in that area, so
18 realistically there's a wall along there that
19 basically has property, and I think at the
20 highest point, it's about 12 -- almost 15 feet
21 from that wall at the highest point.

22 VICE CHAIRMAN KESSLER: So really the
23 highest point of the netting poles would be about
24 100 feet above the roadway.

1 MR. TIEDT: For the poles.

2 When they say the poles are 115 feet high,
3 that's from the ground of their facility.

4 VICE CHAIRMAN KESSLER: Right. Right.
5 Right.

6 MR. TIEDT: You know, and, obviously,
7 Tyler Road kind of comes down, so you do have --
8 you know, the pole won't be a full 115 feet high.

9 VICE CHAIRMAN KESSLER: And the
10 property, land, actually, as you head west to
11 Tyler, as go up into the residential areas, is
12 even higher.

13 MR. TIEDT: Yes. It continues to
14 kind of climb a little bit -- to the west a
15 little bit, and like they had indicated, too,
16 across directly from the building you have like
17 the Tyler Medical Services, and there's a
18 smaller, you know, commercial area right there
19 before there's even any residential.

20 VICE CHAIRMAN KESSLER: It's the pole
21 heights that I wondered about.

22 MR. DELISI: On the pole height,
23 here's a good example. We're staggering the pole
24 heights so it's not -- it's not a constant

1 height. Obviously, we don't need to be very high
2 directly next to the facility because nobody can
3 hit a ball that high at that angle.

4 So we can taper our netting to the highest
5 point being the 115 feet, and then it tapers down
6 to the back, so by no means do I want to get
7 anyone to think that this netting is a huge
8 115 feet all the way around. Efficiency -- we
9 don't need to do that. We just have to capture
10 the ball at its peak flight, and that's why you
11 see it staggered like you do on the screen here.

12 VICE CHAIRMAN KESSLER: There is a
13 facility -- and I'd say it's similar but,
14 obviously, you wouldn't think so -- in Itasca.

15 What is the difference?

16 MR. DELISI: We can touch on that a
17 little bit.

18 VICE CHAIRMAN KESSLER: What is the
19 difference between your facility and --

20 MR. DELISI: Here's what it is.

21 From a technology standpoint? Is that what
22 you're referring to?

23 VICE CHAIRMAN KESSLER: Yes.

24 MR. DELISI: Okay. Top Golf. They

1 were the first to get into what we call "golf
2 entertainment" six years ago.

3 They developed an RFID chip that they
4 placed in a golf ball, and by putting a chip in a
5 golf ball, it gave them the ability to track it,
6 but the only way they could track it is if the
7 ball happens to roll into a target, and when it
8 rolls into the target, it captures on the reader,
9 and that reader reads the RFID chip, communicates
10 it back to a kiosk device and says, "That ball
11 fell in Hole X, Y, Z; therefore, it's worth this
12 many points." That's their technology.

13 It's -- it's giant -- it's giant dart
14 boards on a surface that you drop balls into.

15 Golf entertainment is really -- they were
16 one of the first to come up with that, and they
17 added food and beverages into it.

18 What we're bringing to the table is the
19 correlation to the video generation, the Wii
20 generation, and combining technology with -- by
21 being able to grab that -- that ball flight,
22 opens up the whole world to us for future design
23 for gaming, games, as opposed to what they have,
24 is very stagnant, preset targets, because if you

1 don't hit any of those targets, you don't get
2 points. On our system, that -- you know, you're
3 getting real data.

4 And the other thing they don't do, for
5 those people of you who go to Top Golf, is, they
6 kind of alienate the purist. I call the
7 "purist," the guy out there who really wants to
8 work on his game. The targets are so large, it's
9 really not for -- for instructional purposes.
10 Our system will allow for that to happen.

11 Part of -- the latter part -- we only got
12 to a couple, but No. 4, let's say, on our card
13 reader is allowing you, if you're a decent golfer
14 and you want data, it will take your swings,
15 you're going to be able to record your swings on
16 our system -- ball flight, angle of golf club
17 face, open, closed -- you're going to be able to
18 download those to our virtual pro. Our virtual
19 pro will get back to you and tell you, "Next time
20 you're at the facility, these are some of the
21 things I'd like you to try."

22 In addition to that, we will take that data
23 and use it as the generation to the local pros in
24 the area that if, in fact, they want to get on

1 the program, they can go out there now and have
2 real leads for them to go out and teach people
3 the game of golf.

4 Facilities like ours and like Top Golf is
5 the future of golf. Golf as it stands right now
6 is in trouble. Let's face it. Rounds are down.
7 Courses are closing. PGA America has done a
8 horrible job of bringing new life to the game.
9 Parents, kids, are doing other things than -- PGA
10 has not done a very good job of attracting
11 parents or females, women and children, to the
12 game of golf. They have focused on that
13 20 percent of golfers who have handicaps, people
14 like myself.

15 You know, the billion dollar industry that
16 it is, they made the courses harder and they
17 alienated or they failed to bring the demand of
18 the game up. They carried the supply. They
19 built courses everywhere. New homes were built,
20 courses were built, but they never carried up the
21 supply.

22 Facilities like ours, facilities like
23 Top Golf, bring people into the game that
24 otherwise would not have either the time or the

1 money to play. That's the reality.

2 Because you come to a facility like ours,
3 you're going to be able to play it in an hour and
4 a half in a nonthreatening environment. Very
5 rarely -- I guarantee you you will see people on
6 our facility, four women, come out here, enjoy a
7 cocktail, play a game. You're never going to see
8 four women go on a course by themselves for the
9 first time and try to play golf -- or four men,
10 as a matter of fact -- that have never played the
11 game. It's just intimidating.

12 Golf is -- it's a tough sport to play and
13 there's barriers to the game that -- that we, as
14 a company, and Top Golf, as a company, is -- is
15 targeting because we know for a fact that is the
16 future of golf, bringing new people in the game
17 so they can go out and play the game for -- for
18 real.

19 VICE CHAIRMAN KESSLER: So do they
20 have a liquor license in Itasca?

21 MR. DELISI: Yes, they do.

22 VICE CHAIRMAN KESSLER: And it's all
23 year round and -- I mean, otherwise, it's
24 similar, other than your chip technology and it's

1 a similar --

2 MR. DELISI: Exactly right.

3 If you want a really good experience or
4 good feel for the concept of golf entertainment,
5 they are the people. They have four facilities
6 here in the U.S.

7 VICE CHAIRMAN KESSLER: You said
8 early in your presentation the first time "here
9 in the States."

10 Is there a facility similar to what you're
11 doing somewhere else?

12 MR. DELISI: We have designed this
13 system with the -- with our design partners out
14 of California, Silicon Valley, and this process
15 we're in, we're in the final stages of the demos.
16 We have -- we have -- we have tested out all the
17 key elements of it, and our goal right now is to
18 find a home.

19 We know the system works. We know the golf
20 concept works. We know golf entertainment works.
21 Now we're trying to find a home.

22 When we said "destination spot," we really
23 meant "destination spot" because it's the only
24 one in the country that's going to have this type

1 of kiosk. St. Charles will have their name
2 associated with this technology. We'll be able
3 to draw people from 40 minutes away, easily, to
4 come here and experience this, just for the sake
5 of trial, but we're hoping to get the repeat
6 because we proved what we said we could do, and
7 that's important, our ability to prove what we
8 said we can do.

9 Yes, you can hit the ball out there and
10 there it is and it tracks and you are able to
11 score on this course.

12 VICE CHAIRMAN KESSLER: Do you
13 envision your facility being used even when
14 weather wouldn't allow you to use it as a driving
15 range?

16 MR. HOPKINS: I will address that
17 because even like I visited that other facility
18 that we like to talk about quite a bit, and even,
19 like, after Christmas, 45-minute waits are not --
20 you would have to expect that.

21 VICE CHAIRMAN KESSLER: I mean, will
22 people use your restaurant and your amenities
23 even if the weather doesn't allow the driving
24 range to be used?

1 Is that -- I mean, is it a restaurant
2 people will just go to because it's a restaurant?

3 MR. HOPKINS: Yes. Of course. We're
4 going to have food at that level that people will
5 like to come out and enjoy a night out. It will
6 be a restaurant.

7 I want to address your question that you
8 had regarding the difference between our facility
9 and Top Golf, the one over in Itasca.

10 Their facility over there is a three-story
11 facility, so if you drive down Thorndale Avenue
12 right now, the poles that you see, they're
13 actually 125 feet tall and they're probably
14 35 feet off Thorndale Avenue. Now, we all know
15 how busy Thorndale Avenue is, so theirs is
16 125 feet tall.

17 At our critical point we are 125 feet away
18 from Tyler, and we're a two-story building, and
19 we are 115 feet tall max.

20 Now, we can drop that lower. We just like
21 to err on the side of caution as a safety factor.
22 You know, we can come and tell you 95 feet is
23 going to be enough, but we feel comfortable with
24 the 115 so -- and that was one of our reasons

1 that we wanted to spread our building out to make
2 it a two-story. We were never really interested
3 in a three-story concept.

4 VICE CHAIRMAN KESSLER: Thank you.

5 CHAIRMAN WALLACE: Yes, Brian.

6 MR. DELISI: Yes, Brian.

7 MEMBER DOYLE: Two related questions.

8 Have you considered other parcels in
9 St. Charles? And what attracts you to this
10 particular parcel for this business concept?

11 MR. DELISI: We -- we are not looking
12 in St. Charles -- we are looking in other
13 communities, yes.

14 With regards to this particular property,
15 it fit. We are able to work with this piece of
16 land to make it happen.

17 On a selfish side, here is what it is:
18 Our -- we already know we have the concept and
19 the system. Our -- our concept system plan
20 building can be placed anywhere. It's one of a
21 kind.

22 We want it in St. Charles from a control
23 standpoint. This is just one of many facilities
24 we plan on opening throughout the country.

1 It's in our best interests to be able to
2 control the product at the closest point to where
3 we live, as opposed to, you know, Orland Park or
4 somewhere else.

5 So the first case was for us to try to get
6 it into St. Charles; and, secondly, St. Charles
7 really does need another form of entertainment,
8 family entertainment.

9 You have bowling. You have Pottawatomie.
10 This facility is really going to be structured to
11 bring the family out in the afternoon.

12 You know, other locations may work, but
13 since we have this location, we wanted to give
14 this a shot first.

15 MEMBER DOYLE: A follow-up question.

16 Actually, I'm going to hold on on this
17 question until we get to comments later.

18 MR. DELISI: All right.

19 MR. HOPKINS: I would also add that
20 the orientation was very important for us.

21 If you showed us a similar property that
22 faces directly north-south, we wouldn't even look
23 at it. The -- the -- we need the building to be
24 facing that direction because we need that -- we

1 need the shoulders of the building to protect the
2 tee line because that will be open to the
3 elements for the bad weather.

4 MEMBER DOYLE: So thank you.

5 So I was thinking of parcels on Route 64
6 west of Randall Road. There's the corporate park
7 that has some vacant parcels, and you had said
8 that you've not considered any other parcels in
9 St. Charles.

10 MR. DELISI: Here's the other thing
11 we have to be concerned about: The demographics
12 in the tri-county area, we believe, work for the
13 facility. I'm know we need a certain type of
14 demographic for a facility like this to work.

15 MEMBER DOYLE: Uh-huh.

16 MR. DELISI: Density is also
17 important.

18 We're drawing the majority of our people
19 from the east because that's where most of the
20 population is.

21 MEMBER DOYLE: Okay.

22 MR. DELISI: I can buy land -- you
23 can buy land really cheap out in Kane County. To
24 draw people that much further out to drive to

1 this facility is a bigger marketing point --
2 market hassle for us. It's much better for us --
3 in St. Charles, you know, would probably -- where
4 we are or maybe Randall -- would be the furthest
5 point that we would be able to go because there's
6 really not much business for us on the west side.
7 You know, we would really want to get people on
8 the east side of St. Charles and -- and further
9 east communities.

10 MEMBER DOYLE: Okay. That's what I
11 was looking for.

12 CHAIRMAN WALLACE: Did you have
13 something else?

14 VICE CHAIRMAN KESSLER: No.

15 CHAIRMAN WALLACE: Okay. Any -- any
16 other questions?

17 Tom.

18 MEMBER SCHUETZ: I believe you
19 mentioned that the facility would be built over
20 the retention pond. What -- I can't envision
21 that.

22 MR. HOPKINS: Okay. Ken, you know
23 the slides better.

24 We have on each overlay picture that shows

1 it good and we can --

2 MR. DELISI: That was it there.

3 MR. HOPKINS: This particular one,
4 we've been working with Chris and the engineering
5 staff since January trying to figure out what we
6 could do, what can we do to satisfy engineering.
7 We went through a lot of ideas, a lot of
8 discussions as to what would work, what wouldn't
9 work.

10 If we -- if we kind of go over, you can see
11 that segment that's over the retention pond.

12 If we -- if we kind of go over that
13 segment, then the throat of the golf range is too
14 narrow, so when we were discussing this with the
15 engineering, our civil engineer and the engineers
16 with St. Charles, we were trying to see what
17 would be the least invasive idea that we could do
18 to the retention pond.

19 Now, this particular -- the -- what we come
20 up with is a suspended platform. It would be
21 like -- it would be like if I -- if I just put
22 this over here and I had four or five legs going
23 into the pond.

24 Now, those legs might be 12 inches in

1 diameter, so that would displace a certain volume
2 in the retention pond.

3 So through our discussions we figured out
4 that the ratio that we would have to compensate
5 for those poles and pylons would be 1.5 to 1.

6 So that segment there, that little triangle
7 at the very end of the retention pond, that's
8 where we feel that we can give up the volume that
9 we took up by the pylons, but this -- nothing of
10 the platform will touch the high waterline.
11 Everything will be above it.

12 MR. DELISI: That really is important
13 for us to try to fit into this property.
14 Otherwise, we wouldn't be able to use this
15 property for this use.

16 MEMBER SCHUETZ: Okay. Thank you.

17 VICE CHAIRMAN KESSLER: I just have
18 one other quick question, and I guess I probably
19 know the answer, but it will be landscaped and
20 will there be a nice lawn and mowed and just
21 like --

22 MR. DELISI: Well, that's the -- it
23 is a combination of an AstroTurf surface, and the
24 reason we use AstroTurf is because, in the range

1 business, the life of the ball is much longer if
2 you hit on turf than if you hit on grass. You
3 can imagine trying to pick up wet golf balls.
4 Over time, it's just really tough.

5 So the facility will be AstroTurf, all the
6 landing area, all the targets will be AstroTurf
7 so it's always green. Even in the wintertime,
8 it's going to be green.

9 We will reserve, you know, mowed grass on
10 the -- the back end of the range. You know,
11 getting over 250 yards, most people can't see
12 that far off -- off the tee box anyways. That
13 will probably be cut grass.

14 VICE CHAIRMAN KESSLER: Are there any
15 landscaping requirements for something like this?

16 MR. COLBY: There are screening
17 requirements required along streets. There's a
18 table that's in the staff memo that describes the
19 different requirements of the zoning districts;
20 one, the zoning district that the property is
21 located in, and, also, some potential zoning
22 districts that the property could be rezoned to,
23 and one of the requirements that's listed at the
24 bottom where it discusses setbacks from Tyler

1 Road are landscaping buffer yard requirements, so
2 there's a requirement that there be a setback and
3 also landscaping provided in that setback from
4 the portion of the property that's adjacent to
5 residential. It would be about the southern half
6 of the property, but it varies by zoning district.

7 VICE CHAIRMAN KESSLER: Okay. I
8 suppose I would have a question. I think it's
9 the appropriate time to ask this question.

10 When we're talking about the different
11 zoning for that property and the public --
12 whatever is it -- public outdoor recreation, the
13 Public Land District or the Community Business
14 District, that would be rezoned?

15 MR. COLBY: That's correct.

16 VICE CHAIRMAN KESSLER: Pick one
17 or two.

18 The other option possible would be to
19 create a special use in M-2; is that correct?

20 MR. COLBY: Correct. To amend the
21 zoning district to allow this use.

22 VICE CHAIRMAN KESSLER: Okay. And
23 then the third would be to create a PUD; is that
24 correct?

1 MR. COLBY: That's correct. It
2 could be -- the -- the Zoning Ordinance could
3 be amended to accommodate this use in the
4 M-2 district, and it could also -- the Zoning
5 Ordinance could also be amended to allow for the
6 netting poles to exceed the maximum building
7 height if we create a standard specific to golf
8 driving range facilities like this one.

9 In that situation, then, a PUD would not be
10 necessary if they could meet the zoning
11 requirements.

12 VICE CHAIRMAN KESSLER: And therein
13 lies my question.

14 What's -- what are the pros and cons? I
15 mean, what is our -- what would be the most
16 efficient -- if something like this was to occur,
17 what would be the most efficient manner to make
18 it occur?

19 MR. COLBY: Well, I think any of
20 these options would be doable.

21 I think the question is a land use
22 question, long term, what zoning on this property
23 would be appropriate because we have to consider,
24 you know, if this facility is not built and this

1 facility closes down, then the property will
2 still be zoned whatever zoning classification is
3 given to it, so I think, when you look at which
4 of these districts is appropriate, you have to
5 look at it in that way.

6 If it was rezoned to a commercial district,
7 it could be developed with more typical
8 commercial uses than in the future. So if we
9 introduce that commercial zoning in this
10 location, it has a potential to affect nearby
11 uses, so it's really kind of a land use planning
12 question among the zoning districts and the
13 surrounding property, what's appropriate, but it
14 could be accommodated in all of these situations.

15 VICE CHAIRMAN KESSLER: All right.

16 CHAIRMAN WALLACE: Let me ask you a
17 couple of questions.

18 The -- there's a property that's located
19 across Tyler Road, the -- I can't remember what
20 it's called -- Tyler Ridge condo?

21 MR. COLBY: Yes.

22 CHAIRMAN WALLACE: The office condos.
23 I see on the zoning map it's zoned as M-2;
24 correct?

1 MR. COLBY: Yes, it is.

2 CHAIRMAN WALLACE: But the use there
3 is actually office research; correct?

4 MR. COLBY: Correct.

5 And there's a note in the staff report that
6 discusses the City's Comprehensive Plan, the
7 future land use plan for that area basically from
8 this site north up to Main Street along Tyler
9 Road show manufacturing as a future land use,
10 but, in reality, the land uses that are there are
11 more commercial in nature, the office part, the
12 car wash, the car dealership, the hotel.

13 CHAIRMAN WALLACE: So it seems that --
14 and I know we're in the process of updating
15 the Comprehensive Plan, but it seems that the
16 BC district may be more appropriate for this area
17 long term.

18 Would you agree with that?

19 MR. COLBY: Potentially. It depends
20 on what kind of character we want to see on that
21 stretch of road.

22 The BC district, though, would allow other
23 uses on this property, like I discussed, like
24 retail or restaurant uses, stand-alone buildings,

1 so that's something to consider if that type of
2 use would be appropriate given that this property
3 is adjacent to residential properties, as well.

4 CHAIRMAN WALLACE: Would the uses
5 across the street, the condominium, the -- you
6 know, the office research, car wash, would those
7 fit into the BC district?

8 MR. COLBY: They will.

9 CHAIRMAN WALLACE: How about the uses
10 that are to the south down off of Sidwell?

11 MR. COLBY: That I can't say for
12 certain. There's some office uses there but,
13 also, there are industrial condo buildings, so
14 there's -- it's likely some uses in those
15 buildings that may not be allowed in commercial
16 zoning.

17 CHAIRMAN WALLACE: So do you think it
18 would be accurate to say that, just from a
19 current use/future use standpoint, we're in
20 between an M-2-type district to the south and
21 more than of a BC-type district to the west and
22 north?

23 MR. COLBY: Yes. Based on existing
24 land uses.

1 CHAIRMAN WALLACE: Okay.

2 MEMBER DOYLE: I have some comments
3 about that issue, and it may or may not lead to a
4 question.

5 As you all know, I'm the Commission's
6 representative to the Comprehensive Plan Task
7 Force, and at our last meeting there was a
8 discussion about this area and interestingly
9 about protecting manufacturing land uses from
10 encroaching incompatible land uses, and the --
11 the -- contrary to the gist of the conversation
12 earlier about protecting residential land uses or
13 the effect, as I understand it, if St. Charles is
14 to retain a vibrant manufacturing area, light
15 manufacturing, light industrial area, and there
16 is one to the west -- I'm sorry -- to the east of
17 this parcel, one of the concerns that was raised
18 was the -- the increasing use of -- of what has
19 been light industrial or manufacturing parcels
20 for large recreational uses like Jump Zone and
21 the Sportsplex on Dean Street, and what happens
22 with such uses and what happens with the traffic
23 that they generate is that they render the
24 surrounding parcels or units within the park very

1 difficult for -- for industrial tenants to use
2 for that purpose, so I just think that I would
3 like the Commission to be aware that that
4 discussion has taken place on the task force.

5 One question I have, therefore, is, as we
6 think about the future land use of this
7 particular parcel and some of the adjacent
8 parcels in relation to that -- that corporate
9 park -- and this is where I have a question for
10 staff. There is a corporate park to the east.

11 Is that -- are those parcels currently well
12 defined and well delineated? Is there, in your
13 opinion, a way for us to -- to delineate a clear
14 demarcation where, you know, maybe not -- not
15 Tyler Road itself, but somewhere that -- that
16 we're not going to let this sort of spread to the
17 point that that corporate park becomes compromised
18 as a manufacturing use by -- by competing land
19 uses?

20 MR. COLBY: I -- I think, through the
21 future land use map, those kind of boundaries can
22 be defined.

23 I think -- you know, going back to your
24 comment about what was discussed at the task

1 force meeting, I think, considering the context
2 of this proposal, you know, this is more of a
3 stand-alone facility, and the way it's been
4 designed is sort of -- the commercial portion of
5 it is -- is adjacent to commercial uses, so I
6 think you also want to consider how this use is
7 going to be laid out in terms of its impact.

8 You know, the -- the impact of the facility
9 is more directly felt probably by the commercial
10 businesses near the -- near the front or northern
11 part of the property than the industrial
12 businesses in the south, you know, where there's
13 not a lot of activity, and given the access of
14 the property, you know, it's -- this isn't likely
15 to have as great of an impact as, say, the
16 recreation-type uses moving into one of those
17 industrial condo buildings.

18 MEMBER DOYLE: Right.

19 MR. COLBY: That's something to keep
20 in mind but certainly a boundary line could be
21 drawn. I think the discussion is, you know,
22 "Where is that line drawn at?" which is part of
23 the reason we're having this discussion about the
24 zoning.

1 MEMBER DOYLE: Right. Right.

2 So I'm hearing a couple of things in your
3 response.

4 One is that there may be a difference
5 between this particular circumstance and some of
6 the circumstances that we were contemplating on
7 the task force in terms of protecting
8 manufacturing land uses from encroaching land
9 uses; is that correct?

10 MR. COLBY: Yes. I think so based on
11 the site plan.

12 MEMBER DOYLE: Okay. And then I have
13 a question for -- for staff about -- I just want
14 to ask it.

15 What is the probability, in your informed
16 opinion, of this parcel being developed, being
17 developed for a manufacturing use? Have there
18 been any -- have there been any inquiries about
19 developing it for manufacturing uses? Is it part
20 of the City's economic development plan to
21 develop it for manufacturing? How does this fit
22 with the City's economic development?

23 MR. COLBY: You know, we can't really
24 speak to -- I mean, the property is zoned for

1 manufacturing use, so someone could completely
2 develop it in one of the permitted uses.

3 We do have a representative from the
4 economic development department here to comment
5 on that.

6 MR. AISTON: Thanks, Russ.

7 And that's a good question. You know, this
8 property was -- oh, sorry.

9 Chris Aiston with the City of St. Charles
10 Economic Development Department.

11 This property recently was sold and, in
12 fact, sold to these buyers at auction.

13 There wasn't a lot of interest on the part
14 of manufacturers for this property. We have not
15 had manufacturing interest for the property, at
16 least that have come to our office, since I've
17 been onboard about 2 1/2 years.

18 In fact, the property to the -- to the
19 north across the spur is also zoned manufacturing,
20 and that property has been available for
21 development, and that also has had no interest
22 and is a parking lot --

23 CHAIRMAN WALLACE: A parking lot.

24 MR. AISTON: -- presently, but I

1 think that that will be changed in the future.

2 It's a temporary status that's kind of ongoing.

3 But I guess the thought we have is that the
4 highest and best use might be a transitional-type
5 use, and our thinking is that that's what this is.

6 Manufacturers -- I agree with you that they
7 typically don't want to be in a position where
8 they're going to be located where the neighbors
9 will be objecting, for whatever reason, whether
10 it's because it's high manufacturing, heavy
11 production, loud, noxious, I should say,
12 pollutant oriented, whether that be from the use
13 itself or whether it be from the truck traffic in
14 and out, they do not like to be around neighbors
15 that will object to their operations.

16 The properties in question, they, if
17 anything, are a light manufacturing orientation.
18 As -- as Chairman Wallace indicated, there's even
19 some office research-type uses, so the neighbors
20 that are -- the residential neighbors that are
21 affected, the commercial neighbors north of the
22 property in question have benefitted from,
23 frankly, the closure of the heavy industrial user
24 in the Hines property, so I suspect to reintroduce

1 that use may be objectionable to the neighbors.

2 That doesn't mean there won't be any
3 mitigating conditions associated with this use
4 for the neighbors, and I think the developers
5 have -- have at least become sensitive to that
6 with respect to lighting for sure.

7 But, if I could -- I've been a long time up
8 here -- my thoughts are that, if I can, for the
9 purpose of the record, there was some discussion
10 about if this were to be rezoned for commercial
11 uses, will we be introducing the prospect of
12 retail there, and that may generate traffic and
13 may cause some concerns on the part of the
14 neighbors, but I can tell you, in my experience,
15 in my intuition, that this is not a good retail
16 spot. It's certainly off the main corridor. I
17 don't see a retailer wanting to be -- there's
18 just not that much exposure. There will never be
19 enough mass to create retail there, but it is an
20 interesting spot for a destination use, and
21 that's what they're proposing.

22 So my thoughts are that you've got an
23 infrastructure with respect to roadway and
24 proximity to 64. It seems like an appropriate

1 use, and, you know, the fact that it will -- it
2 will significantly impact the -- the revenue
3 stream, not just on the site with respect to
4 property taxes and -- and commercial sales tax,
5 whether it be with, you know, the -- the venue
6 itself, but also offsite, you know? They'll be
7 generating not just the employees there, but also
8 from the -- the users that will come to town to
9 use this facility.

10 I -- I happen to have some good friends
11 that play golf, and I have been to the Itasca
12 facility, and it's very cool. From what I have
13 heard about this, it's going to be even more
14 interesting, and I -- I don't think it's hard to
15 believe that people that will come to town may
16 want to spend a weekend or at least a night over,
17 say, playing, you know, Pheasant Run or Prairie
18 Landing, and then that night -- they come in on a
19 Friday, coming out to this range, because it will
20 be an interesting place for golfers to use.

21 And the fact that there is going to be --
22 there's going to be conditions that will enable
23 somebody to come out there and play a round of
24 golf or at least a fun time for an hour and a

1 half is -- is a big deal.

2 Golfers -- one of the reasons golf, I
3 think, suffers a little bit is, people have
4 difficulty fitting it in. It's a very
5 time-consuming effort. You drive there. You
6 wait, and then you play golf. It's a five- or
7 six-hour effort, and this enables someone to come
8 out and play competitive golf or just fun in
9 about an hour and a half, and I do think not only
10 would people come in from outside the community
11 bringing in dollars from outside our local
12 market, but also, I think, it's very possible
13 that -- and likely -- that our own corporate and
14 business community will find ways to use this
15 place as kind of an outing, parties, and, you
16 know, something to do, and you could probably
17 even come in and take an extended lunch hour and
18 have a good time, so I think it's an interesting
19 use.

20 I do believe, frankly, that, you know,
21 the -- the developers and the property owners
22 here have recognized the potential impacts with
23 respect to the surrounding communities, and I
24 think that the Commission would be wise to, if

1 you were inclined to be in favor of the use, to
2 alert them of the conditions that you would want
3 to see imposed to ameliorate any impacts on the
4 neighborhood, especially with respect to the
5 residential, but other than that -- and maybe
6 it's a traffic issue, as well.

7 But I think there's a way to -- whether
8 it's a special use or some other zoning
9 mechanism -- maybe a PUD -- to impose certain
10 conditions that would mitigate any prospective
11 impacts that were negative on the community and
12 allow this use to move forward, because I do
13 think it's got a great potential and it's a nice
14 conversion of what is otherwise a fairly, you
15 know, depreciated property.

16 So I realize I went on much longer than you
17 asked me. I won't have to get up again.

18 Thank you.

19 CHAIRMAN WALLACE: Thank you,
20 Mr. Aiston.

21 I have a question regarding parking.

22 I'm looking here for -- I'm sorry.

23 Are we looking at outdoor recreation now or
24 outdoor amusement?

1 MR. COLBY: Outdoor recreation.

2 CHAIRMAN WALLACE: Recreation. Okay.

3 And the required parking for that is 4 per
4 1,000 square feet of gross floor area --

5 MR. COLBY: Correct.

6 CHAIRMAN WALLACE: -- for the covered
7 portion; correct?

8 MR. COLBY: Correct.

9 CHAIRMAN WALLACE: I'm just curious,
10 if there's -- I mean, I know how it is at golf
11 courses. You know, on a nice spring day you have
12 cars, you know, flowing out of the lot onto the
13 street because, if you have a foursome of
14 golfers, usually you have four cars.

15 I'm just curious, if we have -- how many
16 stalls? 70?

17 MR. DELISI: 70.

18 CHAIRMAN WALLACE: -- 70 stalls, you
19 know, are there going to be 280 cars there in a
20 parking lot that only holds 160-some?

21 MR. HOPKINS: Well, we don't think so.

22 The way we designed this, if we felt it was
23 a need, we have that comfort zone of where you
24 see that strip coming down the -- we can create

1 more parking there. It is not like we're -- we
2 would like it to be a problem, but we don't
3 foresee it as being a problem.

4 If we thought we needed -- if we felt we
5 needed 200 or 250 spots, we probably would have
6 drawn it in right away, but the number we felt
7 good with was this 160 to 185.

8 Even if 4 people came by 70, the odds are
9 4 people going with each other -- there's going
10 to be some guy there who wants to just work on
11 his game and he doesn't want to talk to anybody.
12 He's going to be using the analysis tool.

13 CHAIRMAN WALLACE: I just --

14 MR. HOPKINS: I know, the worst-case
15 scenario.

16 CHAIRMAN WALLACE: Yes. The worst
17 case.

18 MR. DELISI: And we do have room for
19 expansion, obviously, all along the western wall
20 of the range itself.

21 That light green you see there can be used
22 for parking if, in fact, we need to. Would it be
23 convenient for them? Probably not but we
24 would -- if that became an issue, we would have

1 a -- actually, we talked about having bag drops
2 so that people can drop their bags and have an
3 escort there before they get to the facility.

4 In addition to that, if we didn't mention
5 it, I can now -- we are -- we have club rentals,
6 so we will be -- we will be looking for some
7 local partners here, and we do have some golf
8 club manufacturers here in St. Charles that we
9 could tap into for the use of renting clubs,
10 which is unusual. It's kind of like renting
11 bowling balls, because keep in mind our target
12 market is the nongolfer. We're going to have
13 people here that, you know, probably swing a club
14 once in their life, so they're going to come here
15 and want to try it. They're going to need some
16 clubs.

17 It's much easier to either rent them -- we
18 will have some for-rental and we will have some
19 that we can give away just to use. Not that
20 they're going to be the best clubs, but we're
21 working with golf club manufacturers right now to
22 try to set that up.

23 CHAIRMAN WALLACE: Okay. All right.
24 Any other questions?

1 Yes, Sue.

2 MEMBER AMATANGELO: Would you take me
3 up to that rooftop terrace again, please.

4 MR. DELISI: Sure.

5 MEMBER AMATANGELO: All right. Let
6 me visualize this.

7 This is open -- correct?

8 MR. DELISI: Yes, it is.

9 MEMBER AMATANGELO: -- to the
10 elements, so this going to be a 12-month
11 operation up here? And, I mean, I'm looking
12 at --

13 MR. DELISI: Yes, it will. I mean,
14 that portion of our facility will be open.

15 Now, keep in mind, directly below that is
16 another patio, so the first floor patio will have
17 a mirror image of the upstairs, as well, so if --
18 depending on the elements, if you're there in
19 October, we have heaters in there, but when you
20 start getting into December, it will be shut down.

21 MEMBER AMATANGELO: Okay. So there
22 is nothing over the top to keep snow off?

23 MR. DELISI: We want the openness.

24 We want people to enjoy the stars. This is not

1 available anywhere in the town right now, and we
2 feel it may be a destination point for people to
3 say, "You know what? I want to go out tonight."

4 Instead of going downtown on the east side,
5 the east side residents may say, "Let's just go
6 to this facility and enjoy the outdoors." It's a
7 destination point for them.

8 MEMBER AMATANGELO: And there would
9 be beverages served up here, as well as food?

10 MR. DELISI: Absolutely. Yes.

11 MEMBER AMATANGELO: All right.

12 Thank you.

13 CHAIRMAN WALLACE: All right.

14 Yes, Brian.

15 MEMBER DOYLE: I'm looking at the
16 staff memo about the different land use options,
17 one of which is a general amendment to the Zoning
18 Ordinance to permit outdoor recreation in the
19 M-2 zoning district as a permitted use or as a
20 special use.

21 A question for staff.

22 If -- if it was a special use -- now, we're
23 talking about outdoor recreation -- what -- what
24 would be the implications of that in terms of the

1 general -- in terms of -- in terms of the
2 Ordinance in general?

3 You know, what other properties might --
4 might we envision applications coming forward for
5 this kind of use and what kinds of long-term
6 planning situations to we need to think about?

7 MR. COLBY: Well, one thing to
8 consider right now, the M-2 zoning district
9 permits indoor recreation, which is basically the
10 same type of uses going on in an enclosed building.

11 MEMBER DOYLE: Is that a permitted
12 use or a special use?

13 MR. COLBY: Yes, it's a permitted use.

14 So if this facility was entirely enclosed,
15 it would be a permitted use.

16 MEMBER DOYLE: Oh.

17 MR. COLBY: But there is a
18 distinction made between these uses in the Zoning
19 Ordinance because the impacts are different.

20 You know, when it's outdoors, you have more
21 activities that you would want to control in terms
22 of its impact on the neighboring properties.

23 If the Zoning Ordinance were amended
24 to allow this use as a special use in the

1 M-2 district, conditions could be placed on a use
2 in terms of what types of properties the special
3 use is allowed at.

4 For example, it could be required along
5 certain types of streets, like properties of a
6 certain size, properties that are adjacent to
7 commercial uses, something like that, so that
8 potential locations where this use could be --
9 could be further refined so that it's not allowed
10 in the entire M-2 district, just specific
11 locations, so that's something that we would look
12 for feedback from the Plan Commission on, in
13 terms of how we decide to go forward with setting
14 up the zoning for this should the developer
15 proceed.

16 MEMBER DOYLE: And then a follow-up
17 question there.

18 If -- if we -- if we gave you feedback that
19 said we are interested in the special use for
20 M-2, then the other issue is the pole height.

21 If there was a general amendment to the
22 Zoning Ordinance to allow the golf range netting
23 poles, that would be contingent upon a special
24 use being granted; correct?

1 MR. COLBY: Well, if it was a general
2 amendment, it would be in any location where the
3 golf range is permitted. Then the poles would be
4 allowed to go up to a certain height as specified
5 by the Ordinance.

6 But, again, you could place conditions
7 there that said only in certain zoning districts
8 that's allowed, so it could be structured in such
9 a way that it's only allowed in the M-2 district.

10 MEMBER DOYLE: In which case it would
11 be contingent upon the special use.

12 MR. COLBY: Correct. Because you
13 couldn't establish the use without the special use.

14 MEMBER DOYLE: Okay.

15 MS. TUNGARE: And if I can supplement
16 that, if we decide to go in the direction of the
17 general amendment to the Zoning Ordinance, my
18 recommendation would be to consider it as a
19 special use for the reasons that Russ just
20 described, where we can establish some use
21 standards to control what location this use would
22 be placed in. That would be my recommendation
23 because it is a special use.

24 CHAIRMAN WALLACE: All right. I'd

1 like to take some questions from members of the
2 public, if anybody wants to ask any questions.

3 Ma'am, if you could just come up and use
4 the podium, and if you could just state your
5 name, please?

6 MS. MONZ: My name is Jamie Monz.

7 And if we could -- I don't know if you can
8 help me. I'd like you to show the picture that
9 we just saw before, that aerial photograph that
10 includes the neighborhood.

11 MR. DELISI: The next one?

12 MS. MONZ: Okay. Yeah. That would
13 be great.

14 So I live in the neighborhood right off of
15 Madison Avenue, and I've been up here before
16 talking to the City Council about stop signs on
17 Madison due to our increased traffic.

18 I have several questions and concerns, but
19 the top ones that I have are questions about
20 noise mitigation, because this is an outdoor
21 facility, as I live on Madison Avenue, and you
22 can't see it in the photograph, but there is a
23 car dealership on the corner of 64 and Tyler, and
24 I can hear their PA in my backyard, so I have a

1 very hard time believing that I'm not going to
2 hear all the human noise, and mechanical noise
3 that is going to come from this facility since
4 it's outdoors and there is no barrier to stop
5 that from traveling across Tyler Road.

6 And I am -- I am within a 250-foot radius,
7 which is the only reason I received notice of
8 this. I know that the people on the west side of
9 Independence Avenue did not receive notice of
10 this, although they are also going to be able to
11 hear this noise.

12 I am pleased to hear about the light
13 considerations, but I am still concerned about
14 the light pollution that -- again, I can see
15 that -- that parcel from my backyard.

16 And when it was Hines Lumber, sure, on a
17 Saturday morning I could hear some beeping and
18 some noise being done from the outdoor
19 manufacturing, but that did not extend into the
20 evening and weekend and nighttime hours when I
21 have sleeping children, et cetera.

22 So I'd like to know what's going to be done
23 to mitigate the sound, the light, and almost as
24 importantly to me is the traffic.

1 12,000 cars on Tyler Road, I don't have
2 trouble believing that. We already on Madison
3 are used as a cut-through because of the
4 abhorrent traffic pattern on Route 64, and there
5 is no way you can convince me that anyone
6 traveling from the west or south is not going to
7 be using my street as their cut-through to get to
8 this great facility.

9 I've been to Top Golf. I believe that's in
10 Wood Dale adjacent to Wood Dale Park District and
11 part of the park district parcel.

12 It is a regional draw, not just a local or
13 few miles draw, and I believe this would be
14 similar. It would draw people from even the
15 Rockford area, from -- from the west as well as
16 from the east, and that creates an enormous
17 amount of traffic in an area that already has
18 horrible traffic problems.

19 I know that those are not questions, they
20 are more statements, but I would like to know how
21 those things are going to be addressed by both
22 the City Planning Commission and by the proposed
23 retail or entertainment complex.

24 CHAIRMAN WALLACE: Okay.

1 MR. DELISI: Do you want me to do
2 that now?

3 CHAIRMAN WALLACE: Yes.

4 MR. DELISI: I guess I can address
5 some of your concerns.

6 First and foremost, you are correct. This
7 will be a regional facility, and Top Golf does
8 draw from all over.

9 With that in mind, most people who travel
10 within the town of St. Charles, first of all,
11 will not know any of the side streets. Most
12 likely they're going to be traveling along
13 Route 64 or Main Street coming from the east.

14 Coming from the west, it is in their best
15 interest if they're coming from the west, if they
16 were to get to the stoplight -- I believe that's
17 7th Street.

18 MR. HOPKINS: Yes.

19 MR. DELISI: From 7th Street coming
20 from the west on Main Street, it's a direct shot
21 to the facility.

22 So if you're coming here for the first
23 time, you're not going to want to shoot south
24 and turn down Madison Avenue to get through

1 three stop signs in order to get to our facility.
2 You are going to take the least -- the fastest
3 route to the facility.

4 With regard to the traffic patterns, I
5 agree. I think that Madison is probably being
6 used as a cut-through street, but I think a lot
7 of that stems from the fact of the backup on
8 Main Street during rush-hour time.

9 Our facility is not going to be an in and
10 out type of -- of traffic pattern. People aren't
11 going to be all coming at the same time or all
12 leaving at the same time. It's going to be a
13 very gradual build throughout the day in and out.

14 So I think that with your concerns
15 regarding our facility specifically on Madison,
16 based on our draw, the majority of the population
17 is going to be coming from the east and the north
18 and the south.

19 With regards to Route 25 and cutting
20 through, I think, if we had some folks that were
21 out in the Geneva area who know the location,
22 they may take Madison Avenue as a shortcut, as
23 opposed to going up to North Avenue. That is --
24 that is a chance. But we are a regional draw, so

1 the numbers that we are indicating to you is
2 really based on the regional numbers and not
3 necessarily the local numbers.

4 So although -- if we were a manufacturer
5 and we had a plant of, let's say, 200 people that
6 were placed on that property, and at shift
7 changes I would venture to guess we would have
8 more people using the side streets because they
9 would be using it on a daily basis.

10 The people who are coming to this facility
11 are probably not daily users. They are more, you
12 know, infrequent users, so I think that they are
13 going to stick with the main streets.

14 With regards to the -- I believe you said
15 the noise. The noise itself -- well, first of
16 all, we aren't going to have a PA system. Our
17 system itself is going to be the -- as I
18 addressed, the speakers that you have -- that we
19 have sound speakers that are going to be directed
20 straight down. We are going to have nothing that
21 directs any noise to the outside of the facility
22 itself.

23 So with regards to the -- the car
24 dealership, yes. That's a PA system. If I'm not

1 mistaken, I believe we are under restrictions
2 with regard to noise and amplified sounds, if I'm
3 not mistaken, for this facility or even for the
4 car dealership beyond a certain time frame. I
5 don't think we are allowed to have amplified
6 sound beyond ten o'clock, so we don't have any
7 amplified sound.

8 We have speakers. I don't know if that
9 falls under what we call "amplified." I don't
10 think it does; and then the other sound we would
11 have is, obviously, people talking.

12 The distance -- and one of the reasons you
13 received that letter, just so you know, is, we
14 are required -- I guess, by Code -- required to
15 notify everyone within a 250-foot radius, but
16 that does not take into consideration roads and
17 public use for public land, so, in reality,
18 you're probably much further than you think.

19 The only reason you received notice is
20 because we couldn't indicate -- use Tyler Road
21 land or the public land right next to it. So the
22 distance that you're referring to, quite frankly,
23 is much further than you think.

24 And I'm not denying the fact that there

1 could be some noise. I will say that the sound
2 that you have of people talking probably is not
3 going to carry as far as you may think.

4 And as far as the lighting goes, as Tony
5 had indicated earlier, the technology of lighting
6 has really come a long way.

7 Our goal here is not to upset any of our
8 neighbors. We want to be a good neighbor to the
9 facility -- to the people around us.

10 Why? Because you're going to be our
11 customers. We want you people to show up at our
12 facility and feel good about all that we're
13 doing, so anything we can do to become good
14 customers and still use the facility, we look to
15 you to help us out in that situation.

16 Even if it comes down to fundraisings or
17 things to help generate revenue for the
18 neighborhood, our facility will open its arms to
19 help you pull some of that off, and that goes for
20 the high schools and all the other, you know, I
21 guess, schools that are in the area, as well.

22 So lighting, as mentioned, we will work
23 with you. We have restrictions on the lighting.
24 We have restrictions on the noise, and like I

1 said with regards to the traffic study, you know,
2 this Commission or the Board will determine
3 whether or not a study is really needed based on
4 the amount of cars that we're going to have, but
5 I -- I do sympathize with the amount of traffic
6 in any residential area. I just don't think it's
7 going to be an issue for this particular facility
8 based on the draw that we have.

9 CHAIRMAN WALLACE: All right. Any
10 other questions or comments?

11 MR. CORRATI: Yes.

12 CHAIRMAN WALLACE: Yes, sir.

13 MR. CORRATI: Scott Corradi. I own
14 the car wash across the street, Tyler Car Wash,
15 and I came here just -- actually, I came here
16 just to support these guys. I never met them but
17 when I got the letter, I was pretty excited
18 because I'm open 24 hours, and car washing has --
19 since the recession -- has not been good for
20 anybody in the car wash business, so when I heard
21 about this, this would be a huge, you know, boost
22 for me, a huge shot in the arm for my business.
23 And I'm -- again, we're open 24 hours. Our
24 lights are on all night but they're not -- I tone

1 them down after 11:00 or 12:00, but that's why I
2 came here. I just wanted to let you know that
3 I'm -- I'm all for it.

4 CHAIRMAN WALLACE: All right.

5 Thank you.

6 Yes.

7 MS. MONZ: I just had a couple
8 comments and a few other things.

9 I understand that they are -- they are
10 definitely trying to -- to sympathize with the
11 neighborhood, and I understand that those
12 200 cars per day are not all going through my
13 neighborhood, but I just think that that addition
14 of 200 cars that weren't there before are going
15 to displace traffic that is going other places,
16 so people who do travel through our neighborhoods
17 and through our streets are going to see those
18 extra 200 cars as barriers to where they're
19 trying to go and will use our area more than they
20 did before to avoid the major places that
21 MapQuest or their GPS systems are going to take
22 them, so they're going to go, "Oh, you know what?
23 64 is more packed up now. I'm going to start
24 going through the neighborhoods."

1 And it just doesn't affect my street, and I
2 know I'm representing my street as the only
3 person here from there, but, you know, we are, as
4 an entire street, extremely concerned about the
5 increases in traffic through there, so that is a
6 big deal to us.

7 And as far as the -- the noise issue, I
8 understand that concept of amplified sound being
9 something that's put through a loudspeaker or PA
10 system, but, I mean, I've -- I've been to places
11 that have outdoor areas, and the human noise that
12 is generated from that is not something you can
13 ever control. While it's not amplified, it's
14 noise nonetheless and it travels nonetheless.

15 I know that because they are -- they are
16 lower, you know, lower -- below ground almost the
17 way that the facility is graded, it will probably
18 help a little bit, but it's still going to
19 travel, and there's not much that can be done for
20 that, and if that were an enclosed space, it
21 would make a very big difference.

22 And then a few of my other concerns.

23 If it were a manufacturing area and you're
24 going to have the 50 employeesish that are going

1 to generate traffic, I would understand that, you
2 know, if this -- we're talking about the
3 Coca-Cola facility that's, you know, just to the
4 northeast of there, that, obviously, generates a
5 lot more traffic than this will, but that's not
6 what's being proposed, and I think we know that
7 I'd be fighting that, as well, so it's not what
8 could be there is -- is not really of my concern
9 at this point, it's what's being proposed, and
10 the outdoor noise is a great deal of problem for
11 us, as well.

12 CHAIRMAN WALLACE: What -- I'm sorry.

13 What did you say? You said if something
14 was -- was going to be there, you would be
15 fighting that, as well?

16 MS. MONZ: If this were a Coca-Cola
17 facility where they're going to have giant semi
18 trucks, that would be another issue that we'd
19 have to face.

20 CHAIRMAN WALLACE: But you know that
21 Coca-Cola facility can open there tomorrow
22 without a hearing.

23 MS. MONZ: It could, absolutely.

24 CHAIRMAN WALLACE: That's the way

1 it's going right now.

2 MS. MONZ: Because it would impact a
3 lot of the things I've talked about. It would
4 not impact noise as much or sound, by any means,
5 especially due to operating times and things like
6 that.

7 But that would be the No. 1 concern about
8 that, so I'm just using that he was -- he was
9 saying that, you know, the other uses of this
10 could be worse, and, in my eyes, the fact that it
11 is an open outdoor facility, actually, I disagree
12 with that it. Actually, it does make it a little
13 more of a concern for my neighborhood.

14 And the patios that we have built on the
15 house that already have depreciating home values
16 due to the recession, I don't want to see my home
17 value go down even further because at some point,
18 if someone comes to look at my house if I have it
19 for sale, they see this giant lighted noisy
20 facility through the backyard trees, it's
21 definitely going to impact my property values in
22 a negative way as well as all of my direct
23 neighbors.

24 VICE CHAIRMAN KESSLER: I have a

1 question, just out of curiosity.

2 MS. MONZ: Yes. Sure.

3 VICE CHAIRMAN KESSLER: I know the
4 issues that exist on Madison, as I've traveled
5 through there over the years, and especially when
6 they opened it up, and that was the Prairie
7 Street bridge that developed all that, but did
8 you notice a decrease in traffic when the truss
9 plant shut down or the ready-mix plant shut down?

10 MS. MONZ: Not being a professional
11 traffic person -- I don't know even know what you
12 call that -- I can't say decrease or increase.

13 I can tell you that the speed in which
14 people travel down our street is horrible. We
15 have pushed many times for more stop signs. We
16 got one and --

17 VICE CHAIRMAN KESSLER: Did that help?

18 MS. MONZ: It hasn't helped in the
19 space where I live, but it has helped in the
20 area. It happens to be a school crossing, so
21 that has definitely helped.

22 VICE CHAIRMAN KESSLER: You live up
23 by Independence?

24 MS. MONZ: No -- yes. Yes. I live

1 before Independence, actually, so I live near
2 where you're speeding around the corner to get
3 onto Madison.

4 VICE CHAIRMAN KESSLER: I wasn't
5 speeding. I was going slowly.

6 MS. MONZ: We get flipped the bird
7 many times. We get lots of pretty bad behavior
8 as we're walking our 6- and 3-year-old riding
9 their bikes down our street, so it's -- it's a
10 big concern to us having -- having lots of kids
11 on our street and lots of family, and we just
12 want to have a peaceful neighborhood so -- and
13 it's -- it's not against the industry. We would
14 love to have the revenue, and it would be great
15 to have St. Charles attached to a facility like
16 this. This "No. 1 City for Families" is very
17 important to us. It's why we live here. I don't
18 want to see our quality of life go down in order
19 to create a better quality of life just for the
20 city. It doesn't -- it's not something I'm
21 interested in seeing.

22 VICE CHAIRMAN KESSLER: Okay.
23 Thank you.

24 MS. MONZ: Thank you for letting me

1 speak.

2 CHAIRMAN WALLACE: Yes.

3 MR. DELISI: Just one other thing.

4 I think there's a misconception as to the
5 actual distance that we're talking about here.

6 That driving range, believe it or not, is
7 254 yards from the deck itself to the end of the
8 range. That's 750 feet to the end of the green.

9 The distance from the end of the green to
10 Madison is -- I'm going to guess is at least
11 another 750 feet, so we're talking an equivalent
12 of almost 1,500 feet from the bay, if not longer,
13 to it looks like the street of Madison itself.

14 I would encourage -- and we can do decibel
15 readings at the end of our range to satisfy
16 any -- any noise complaints that we may have.

17 I personally have sat in the Top Golf
18 facilities. Tony and I have viewed the back of
19 the Top Golf facilities from -- from an
20 engineering standpoint, and I don't recall it
21 ever running into a situation where the noise
22 that was projected from those facilities was
23 noticeable, but I will say I wasn't looking for
24 that, but it didn't stand out.

1 So we're looking at a -- at a fairly decent
2 amount of space, and, as you said, being in a --
3 in a lower spot where the -- where the building
4 is being constructed, I'm not a noise expert, but
5 I would venture to guess that the human voice
6 traveling from the back of a facility 1,500 feet
7 to Madison would be very difficult to actually
8 hear. Coupled with, you know, a lot of people --
9 yeah, I think you'll probably be able to -- it
10 will amplify it a little bit. I'm not quite sure
11 how -- how far the noise would travel.

12 We'll be more than willing to do a study on
13 that and -- and register noise, find out how far
14 the human voice travels in a party setting, and
15 see what the average would be, and see if, in
16 fact, it falls within that radius that you're
17 concerned about because, like I said, we want to
18 become good neighbors. We are not looking to
19 displace anybody. We're looking to add to
20 St. Charles and to add to the neighborhood, so
21 whatever we need to do in order to satisfy the
22 neighbors, we'll be willing to do that.

23 CHAIRMAN WALLACE: All right. The
24 issue came up earlier, landscaping buffers.

1 VICE CHAIRMAN KESSLER: 25 to
2 30 feet.

3 CHAIRMAN WALLACE: Have we ever
4 required vertical-like berming, that sort of
5 thing, as -- as a part of landscape buffering, or
6 has it just gone --

7 MR. COLBY: Yes. That can be done if
8 it meets the standards of the ordinance.

9 CHAIRMAN WALLACE: So if it is a part
10 of our -- I mean, logistically, how -- how do we
11 do that? Is that part of the special use where
12 we would require certain height landscaping
13 buffering on the -- for example, the south and
14 southwest lot line or something, located so
15 that --

16 MR. COLBY: Yes. It could be done
17 through the special use or a PUD.

18 CHAIRMAN WALLACE: Okay. All right.

19 MR. DELISI: If I may add to that.

20 CHAIRMAN WALLACE: Yes.

21 MR. DELISI: The only issue we would
22 have with the berming is, keeping in mind that we
23 are talking about a 12-foot wall, and that comes
24 all the way to the south end, so in order to berm

1 a property above and beyond the height of Tyler
2 Road, the amount of berm would be -- would be
3 huge. I don't know how effective that would be,
4 so I respectfully would like to find out the
5 reason for the berm.

6 If it is for noise, let's just make sure
7 that the noise is, in fact, an issue that we need
8 to be addressing before we just start
9 constructing berms.

10 CHAIRMAN WALLACE: All right. Any
11 other questions or comments from members of the
12 audience?

13 (No response.)

14 CHAIRMAN WALLACE: Okay. All right.
15 Did you have a comment?

16 MEMBER DOYLE: I have a question for
17 staff.

18 CHAIRMAN WALLACE: Yes. Go ahead.

19 MEMBER DOYLE: This is for the
20 engineering staff.

21 The platform over the retaining pond, will
22 that in any way compromise the functionality of
23 that retaining pond, what it has been designed
24 to do?

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MR. TIEDT: No.

What has been proposed at the concept level, basically, it will be a facility essentially like a roof. You'll have your high water level of the pond, and this roof will be built above that, so there will be no interference with how the water moves.

You know, there will be a few pylons as they indicated. Those pylons, the -- the volume of water that those pylons will take up -- and it's a minutiae level -- that would be compensated for. You know, they will have to modify the pond a little bit, dig it out, you know, and basically get that volume back.

You know, from an engineering aspect, the fine details of all that have not been worked out, but we have talked about it with public works, and the City -- we actually maintain this pond. This is an owned-and-maintained pond, and we've gotten their feedback from them that they are comfortable with this concept.

MEMBER DOYLE: Okay. Thank you.

CHAIRMAN WALLACE: All right. Any

other comments?

1 (No response.)

2 CHAIRMAN WALLACE: All right. Staff,
3 is there anything else before we go to --

4 MR. COLBY: I would just point out
5 that there's a list of questions that we want the
6 Plan Commission members to respond to in their
7 comments.

8 CHAIRMAN WALLACE: All right. All
9 right.

10 At this point in time, I'll poll the Plan
11 Commission, and what we'll do is, just taking
12 into account everything that we've seen and heard
13 here tonight and the staff report, I would just
14 ask what your positive and negative feedback is
15 regarding the plan, just to give our Applicant
16 an -- or potential Applicant, rather, an idea of
17 what we would be looking for if they came back
18 with an application.

19 And we'll start down at the end.

20 Sue, you're first.

21 MEMBER AMATANGELO: Always with
22 an "A."

23 First and foremost, I want to commend you
24 on bringing this to us in the fashion that you

1 did. This was an extremely thorough presentation
2 and I was really pleased with what I heard.

3 You found that I had very few questions to
4 ask because of the fact that it was presented so
5 well and I appreciate that.

6 I -- I do have some concerns in the fact of
7 the noise, but I am -- I am pleased to hear that
8 you're willing to work with us and provide some
9 studies in regards to the noise levels that could
10 be occurring.

11 I love the fact that it is a
12 family-friendly entertainment opportunity. I
13 believe that that will bring a lot more visitors
14 to St. Charles and particularly to the east side
15 of St. Charles, which is where we need it
16 desperately.

17 I -- I like the whole concept. I don't
18 know what else to say other than "Nice job"
19 and -- and I'll look forward to seeing this come
20 forward.

21 CHAIRMAN WALLACE: Okay. Thank you.

22 Tom.

23 MEMBER SCHUETZ: I would have to
24 mirror Sue's comments, but a couple things that I

1 want to emphasize, of course, is the buffer area,
2 the southwest corner towards the residential.

3 You can potentially look at not necessarily
4 a berm -- I'm not suggesting that -- but large
5 trees that would absorb the noise, if there is
6 any noise, and that would be -- my second comment
7 would be, maybe we do look at a sound study or
8 find out what kind of sound would come from your
9 facility.

10 On a positive note, I think it's fantastic
11 to bring to St. Charles for tax dollars,
12 entertainment. We've only lived here 16 years,
13 but, you know, I think it would add -- it appears
14 to -- that it could add a lot to the community.

15 With that said, you know, a few concerns of
16 sound and anything that would affect the community
17 of -- of homes I think should be considered.

18 CHAIRMAN WALLACE: All right. Brian.

19 MEMBER DOYLE: I think, for me, the
20 most important testimony I heard tonight was
21 about the economic development implications here,
22 and that this is a good transitional use for this
23 property.

24 Just one of my feelings, strong convictions

1 is that property owners have a right to use their
2 property for some use that is deemed to be
3 appropriate by the City, and any property use is
4 going to have some impact. It's going to
5 generate some amount of traffic or it's going to
6 generate some amount of noise or it's going to
7 generate some amount of light, and I own a home
8 in the city. I have a small child. There's
9 cut-through traffic on my street, and I'm
10 terrified of letting my kid out in front of the
11 house, but we do have a traffic-calming policy
12 that residents are able to petition the City for
13 traffic-calming measures, and I feel that the
14 impact of this proposed use is probably about
15 as minimal as could be expected for any kind
16 of commercial use, so I -- I am inclined to
17 support it.

18 I do believe that a sound study should be
19 done. I do believe -- and I appreciate the
20 Applicant's willingness to do whatever needs to
21 be done to mitigate those impacts. I would like
22 to see us be sensitive to the tran- -- to -- to
23 having truly be transitional and not encroach
24 upon long-term manufacturing uses that are still

1 viable to the east.

2 That's my general comment.

3 CHAIRMAN WALLACE: Okay. Tom.

4 MEMBER PRETZ: I'm positive towards --
5 with your concept.

6 The two areas which have been mentioned
7 several times, with the lighting, and you did
8 talk about the technology and advances that have
9 come forward in order to -- to keep the lighting
10 from spilling out, and my concern would be for
11 the resident -- or for the residents, that you
12 truly do your due diligence as far as the type of
13 lighting and so that you really can zero in on
14 how to keep that lighting down on your field and
15 not going outside your borders, and that would
16 help greatly because, as you move forward in the
17 process, I'll guarantee you that there will
18 probably be more residents that will be sitting
19 out there, and that will be a major concern as
20 they -- you know, which -- which it should be for
21 them.

22 The other thing, too, is, we did talk about
23 the noise, and with the noise you had said, you
24 know, concerning the decibel test and all those

1 different things.

2 I suggest that you do that. I -- I -- I'm
3 not a noise expert, either, so I would make sure
4 that you have your ducks in a row with that, so
5 that when questions or concerns come from either
6 the audience or the Commission itself, that you
7 have all of that information and you can really
8 pinpoint to answer the questions and -- and take
9 care of any objections.

10 That's all I have.

11 CHAIRMAN WALLACE: All right. Curt.

12 MEMBER HENNINGSON: Let me close by
13 saying thank you for choosing St. Charles as a
14 potential site for your -- for your business, and
15 I would favor pushing it forward as quickly as we
16 could.

17 CHAIRMAN WALLACE: All right. Tim.

18 VICE CHAIRMAN KESSLER: Well, I'm not
19 as passionate about golf as you are, but the
20 reason I asked is that it could be a destination,
21 it could be -- I have a lot of friends that are,
22 and it's a place to go out. I like going out so
23 I think it's a good transitional use for the
24 property.

1 My recommendation would be not to rezone
2 but to consider this as a special use.

3 I think that the use of that retention pond
4 is a great idea. I mean, it's perfect for a
5 piece of passive land.

6 I know you guys are technology guys. They
7 make sound deterrents. I mean, there are things
8 you can do for the facility that would mitigate
9 the sound if it was an issue, and so I think
10 that's something to consider, and maybe that's
11 some of the information you might bring next
12 time, of things you could possibly do to mitigate
13 this sound.

14 And I know this lighting technology today
15 is fantastic. I think you'll be able to control
16 that very well.

17 And, you know, I'm -- I want to speak to
18 the traffic just a little bit because I've lived
19 on Main Street for 33 years, and I live at the
20 corner of 12th and Main, and 12th Street is a
21 major through street to both Richmond and Haines,
22 and it's the only through street west of 7th, so
23 I'm well aware of traffic and bad traffic, and,
24 unfortunately, any, as Brian said, use, is going

1 to create some more traffic. It's going to
2 create light. It's going to create sound, and
3 just based on something coming in, I don't think
4 there's a lot we can do about mitigating a
5 potential for traffic on that street.

6 What would help mitigate it is, if there
7 was, then there is a reason to do something, and
8 there are things that could still be done, I
9 believe, on Madison Street to, you know, avoid
10 that cut-through.

11 But regarding the noise and the -- and
12 the -- and the lighting, I think you've got the
13 lighting under control.

14 I would do some investigating, you know, as
15 to the sound issue, and, by golly, why don't you
16 tell the car dealers that "It's 2012. Get a
17 radio. You don't need sound speakers anymore."

18 CHAIRMAN WALLACE: All right. The
19 only additional comments I have, I've been here
20 in St. Charles for 23 years, and I -- I was here
21 as a teenager, and I wish that there would have
22 been a place like this, not only to go -- you
23 know, I can take it at all stages of my life.
24 This would -- and it still will be, if, you

1 know -- I mean, I'd like to take my -- my kids
2 there to have a family night, and I hope that
3 that's what it ends up being, a family place.

4 I know one of the comments that came up in
5 the staff report is regarding a liquor license.

6 I mean, I think that, you know, for the
7 type of use that you're going to be -- that
8 you're going to have there, it's something that
9 will be necessary.

10 However, you know, at the same time I hope
11 that it isn't a bar. I hope that it isn't
12 somewhere where, you know, adults, you know, like
13 the places here along Main Street where people go
14 on a Friday or Saturday night for that purpose.

15 You know, I -- I am excited about the
16 prospect of it being a family-type location.

17 I -- I won't repeat what everyone else has
18 said. I think that it's -- it's a good plan, and
19 I also agree with the things that you said
20 regarding, you know, the potential for traffic,
21 and -- and effects beyond the property lines, and
22 I think that those are things for you to address.

23 And, you know, the other thing that I would
24 mention is, even though there's only a

1 requirement for 250 feet for notice, I think it
2 would be a good idea to make friends with the
3 people across the street, you know, at this point
4 in the process. It's always good to, you know,
5 invite them over for coffee and doughnuts and
6 show them what you're doing as opposed to them,
7 you know, hearing about it in the newspaper, so
8 that's, of course, informal advice.

9 But regarding the zoning, I think that
10 it's -- I mean, personally, I think that the
11 direction that we're moving with this area --
12 especially with the uses across Tyler -- I think
13 it makes more sense to have BC zoning here with a
14 special use. I don't know. I think it's more
15 appropriate long term because it's more of a
16 transitional area.

17 Tim pointed out that there's M-1 directly
18 to the north, and I think that that certainly in
19 our long-term plan isn't appropriate for that
20 space.

21 VICE CHAIRMAN KESSLER: Put a foundry
22 there.

23 CHAIRMAN WALLACE: I think we have a
24 little area here down Tyler, basically, to where

1 this property goes, that's appropriate for more
2 of the BC zoning than an M-2 or an M-1 zoning, as
3 evidenced by, you know -- I mean, we have a car
4 wash there. We have the office condos there. We
5 have hotels and restaurants, you know? That's
6 just my feeling so all right?

7 MR. DELISI: All right. Thank you
8 very much.

9 MR. HOPKINS: Thank you.

10 CHAIRMAN WALLACE: All right. I
11 guess that concludes this item on our agenda.

12 Good luck, gentlemen.

13 MR. DELISI: Thank you.

14 CHAIRMAN WALLACE: Hope to see you
15 back.

16 MR. HOPKINS: Thank you.

17 CHAIRMAN WALLACE: Is there anything
18 from staff before we leave that item?

19 MR. COLBY: No.

20 CHAIRMAN WALLACE: Thank you.

21 And Item 5 on the agenda is meeting
22 announcements, the next three meetings.

23 We don't have any cancellations at this
24 time?

1 MR. COLBY: No.

2 CHAIRMAN WALLACE: Any idea what's
3 going to be before us in the upcoming meetings?

4 MR. COLBY: Matt.

5 MR. O'ROURKE: If you remember last
6 fall, Corporate Reserve came through for a
7 concept plan to advance in support of office to
8 multifamily.

9 They have submitted an application for
10 that, and we are anticipating that public
11 hearing being sometime in May, probably the
12 May 8th meeting, but we don't know that for
13 sure yet.

14 CHAIRMAN WALLACE: This is Kirk Road?

15 MR. O'ROURKE: Woodward Drive.

16 CHAIRMAN WALLACE: Oh, I'm sorry.

17 Yeah. Okay.

18 MR. O'ROURKE: We're in the process
19 of reviewing that and then it should be coming
20 forward --

21 CHAIRMAN WALLACE: Okay.

22 MR. O'ROURKE: -- to a public hearing
23 soon.

24 CHAIRMAN WALLACE: All right. Sounds

1 good.

2 Any additional business for the Plan
3 Commission?

4 MR. CORRATI: Could I ask a question?

5 You were talking about the property just
6 north of the railroad tracks, north of the tracks.

7 I mean, is there anything going on up
8 there? You know, the car dealer's got cars
9 parked all over, which I like because it makes it
10 look -- you know, there's hills there. That
11 looks like a junkyard. There's a big --

12 CHAIRMAN WALLACE: They're nice
13 looking cars there, though.

14 MR. CORRATI: They make the road look
15 more inviting for people to come to my car wash,
16 but, you know, even across the street, which is
17 where these guys want to put the course, that --
18 you know, I've been looking at that for years,
19 and it's fenced in, and I was assuming I'm going
20 to be looking at that in the next 10 years, which
21 is a reason I was kind of excited when I saw that
22 they had -- I thought it was a good idea.

23 They planned -- other than the neighbors, I
24 feel for the neighbors a little bit because I

1 don't know how this pans out, but when I saw
2 this, I thought, "What a great idea because no
3 one is going to put a building there for years,"
4 I mean.

5 CHAIRMAN WALLACE: Matt.

6 MR. O'ROURKE: I was just going to
7 say the Plan Commission and City Council reviewed
8 the final plat of subdivision for the property
9 you're talking about over the tracks.

10 As of right now, there's going to be some
11 stormwater mitigation going on as part of that
12 property to help the flooding on Tyler Road, but
13 there's no development proposed or buildings or
14 anything, just the creation of some lots and
15 potential for future development.

16 MR. CORRATI: There's hills and you
17 get trucks parked up on the hill, and I thought
18 they would at least level it off. There's some
19 kind of a steel mill back there.

20 What's that?

21 VICE CHAIRMAN KESSLER: A ready-mix
22 plant. It's a ready-mix plant.

23 CHAIRMAN WALLACE: All right.

24 Thank you.

1 Any additional business, Plan Commission
2 members?

3 VICE CHAIRMAN KESSLER: I have --

4 CHAIRMAN WALLACE: Staff? We haven't
5 come to Item 6 yet.

6 MR. COLBY: No.

7 CHAIRMAN WALLACE: Anything from
8 citizens?

9 (No response.)

10 CHAIRMAN WALLACE: All right.

11 Item No. 7 is adjournment.

12 VICE CHAIRMAN KESSLER: I make a
13 notion to adjourn.

14 MEMBER SCHUETZ: Second.

15 CHAIRMAN WALLACE: It's been moved
16 and seconded.

17 All in favor?

18 (The ayes were thereupon heard.)

19 CHAIRMAN WALLACE: Opposed?

20 (No response.)

21 CHAIRMAN WALLACE: The motion passes.

22 This meeting of the St. Charles Plan

23 Commission is adjourned at 8:47 p.m.

24 Thank you very much.

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(Which were all the proceedings
had in the above-entitled matter
at 8:47 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

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.

In testimony whereof I have hereunto set my hand on this 9th day of April, 2012.



Glenn L. Sonntag

Certified Shorthand Reporter
Registered Diplomat Reporter
Certified Legal Video Specialist