

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, NOVEMBER 17, 2015**

Members Present: Chairman Todd Wallace
Vice Chair Tim Kessler
Dan Frio
Tom Pretz
Brian Doyle
Michelle Spruth

Members Absent: James Holderfield
Tom Schuetz
Laura Macklin-Purdy

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner
Rita Tungare, Director of Community & Economic Dev.
Chris Bong, Development Engineering Manager
Court Reporter

1. Call to order

Chairman Wallace called the meeting to order at 7:00 p.m.

2. Roll Call

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

3. Presentation of minutes of the November 3, 2015 meeting.

Motion was made by Vice Chair Kessler, seconded by Mr. Doyle, and unanimously passed by voice vote to approve the minutes of the November 3, 2015 meeting.

PUBLIC HEARING

4. Corporate Reserve at St. Charles – Lot 8 (Corporate Reserve Development Partners, LLC)

Application for Map Amendment
Application for Special Use for Planned Unit Development
Application for PUD Preliminary Plan
Application for Final Plat of Subdivision

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

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Motion was made by Mr. Doyle, seconded by Vice Chair Kessler, and unanimously passed by voice vote to close the public hearing.

Roll Call Vote:

Ayes: Wallace, Kessler, Frio, Pretz, Doyle, Spruth

Nays:

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 6-0

The Commission decided to address agenda item #6 next.

MEETING

6. Corporate Reserve at St. Charles – Lot 8 (Corporate Reserve Development Partners, LLC)

Application for Map Amendment

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

Application for Final Plat of Subdivision

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Vice Chair Kessler and seconded by Mr. Pretz to recommend approval of the Application for Map Amendment, Application for Special Use for Planned Unit Development, Application for PUD Preliminary Plan, and Application for Final Plat of Subdivision for Corporate Reserve at St. Charles – Lot 8 (Corporate Reserve Development Partners, LLC), contingent upon resolution of all staff comments.

Motion was made by Mr. Doyle to amend the original motion to include the condition that rear elevations of the homes backing up to Woodward Drive have additional detail and that monotony code standards be adopted for the development.

Roll Call Vote (*on motion to amend*)

Ayes: Wallace, Kessler, Frio, Pretz, Doyle, Spruth

Nays:

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 6-0

Roll Call Vote (*on motion to recommend approval with conditions*)

Ayes: Kessler, Frio, Pretz, Doyle, Spruth

Nays: Wallace

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 5-1

PUBLIC HEARING

5. **Metro Storage, 2623 Lincoln Highway (Metro Storage, LLC)**
Application for Special Use for Planned Unit Development
Application for PUD Preliminary Plan

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Doyle, seconded by Vice Chair Kessler, and unanimously passed by voice vote to close the public hearing.

Roll Call Vote:

Ayes: Wallace, Kessler, Frio, Pretz, Doyle, Spruth

Nays:

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 6-0

MEETING

7. **Metro Storage, 2623 Lincoln Highway (Metro Storage, LLC)**
Application for Special Use for Planned Unit Development
Application for PUD Preliminary Plan

The attached transcript prepared by Planet Depos - Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Doyle and seconded by Vice Chair Kessler to recommend approval of the Application for Special Use for Planned Unit Development and Application for PUD Preliminary Plan for Metro Storage, 2623 Lincoln Highway (Metro Storage, LLC), contingent upon resolution of all staff comments.

Motion was made by Mr. Doyle and seconded by Mr. Pretz to amend the original motion to include the condition that the applicant makes a good faith effort to work with staff to add additional architectural features on all sides of the building.

Roll Call Vote (*on motion to amend*)

Ayes: Wallace, Kessler, Frio, Pretz, Doyle

Nays: Spruth

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 5-1

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Motion was made by Chairman Wallace and seconded by Mr. Pretz to amend the original motion to include the condition that additional articulation/softening be incorporated on the 6 foot side of the retaining wall.

Roll Call Vote (*on motion to amend*)

Ayes: Wallace, Kessler, Frio, Pretz, Doyle, Spruth

Nays:

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 6-0

Roll Call Vote (*on motion to recommend approval with conditions*)

Ayes: Wallace, Kessler, Frio, Pretz, Doyle

Nays: Spruth

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion carried: 5-1

8. Additional Business from Plan Commission Members or Staff

9. Weekly Development Report

10. Meeting Announcements

a. Plan Commission

Tuesday, December 8, 2015 at 7:00pm Council Chambers

Tuesday, December 22, 2015 at 7:00pm Council Chambers

Tuesday, January 5, 2016 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, December 14, 2015 at 7:00pm Council Chambers

Monday, January 11, 2016 at 7:00pm Council Chambers

11. Public Comment

12. Adjournment at 8:37 p.m.

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Corporate Reserve at :
St. Charles, Lot 8. :
-----x

HEARING

St. Charles, Illinois 60174
Tuesday, November 17, 2015
7:00 p.m.

Job No.: 74377
Pages: 1 - 30
Reported by: Melanie L. Humphrey-Sonntag,
CSR, RDR, CRR, CCP, FAPR

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Hearing held at the location of:

ST. CHARLES CITY HALL

2 East Main Street

St. Charles, Illinois 60174

(630) 377-4400

Before Melanie L. Humphrey-Sonntag, a Certified
Shorthand Reporter, Registered Diplomate Reporter,
Certified Realtime Reporter, and a Notary Public in
and for the State of Illinois.

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- BRIAN DOYLE, Member
- DAN FRIO, Member
- TOM PRETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner
- RITA TUNGARE, Community and Economic
Development Director
- CHRIS BONG, Development Engineering Manager

Public Meeting: Corporate Reserve, Lot 8
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P R O C E E D I N G S

CHAIRMAN WALLACE: This meeting of the
St. Charles Planning Commission will come to order.

Tim.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: All right.

Presentation of minutes of the November 3rd,
2015, meeting.

Is there a motion to approve?

VICE CHAIRMAN KESSLER: So moved.

MEMBER DOYLE: Second.

CHAIRMAN WALLACE: It's been moved and
seconded.

All in favor?

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1 (Ayes heard.)

2 CHAIRMAN WALLACE: Opposed?

3 (No response.)

4 CHAIRMAN WALLACE: Motion passes

5 unanimately.

6 Item 4, Corporate Reserve of St. Charles,
7 Lot 8. Corporate Reserve Development Partners, LLC,
8 application for map amendment, application for special
9 use for a planned unit development, application for
10 PUD preliminary plan, application for final plat of
11 subdivision.

12 This is a public hearing, and so the Plan
13 Commission will hear testimony from the Applicant and,
14 following testimony from the Applicant, we'll have
15 questions from Plan Commission members or members of
16 the public and after which time the Applicant will
17 have a chance to provide any type of rebuttal
18 testimony.

19 Is there anything we need before the
20 Applicant?

21 MR. COLBY: No.

22 CHAIRMAN WALLACE: Okay.

23 Anyone who wishes to offer any testimony or
24 ask any questions, I ask that you now raise your hand

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1 and be sworn in.

2 (Witnesses sworn.)

3 CHAIRMAN WALLACE: Thank you.

4 And I would just remind everyone that when
5 they speak, whether testimony or asking any question,
6 that you approach the lectern, state your name, spell
7 your last name, and state your address for the record.

8 And I also would ask that anyone -- you
9 don't seem like a terribly unruly crowd, so I would
10 just ask that one person speaks at a time and you wait
11 until you're recognized by me before speaking.

12 Any questions regarding our procedure?

13 (No response.)

14 CHAIRMAN WALLACE: All right.

15 Is the Applicant ready?

16 MR. TOBIN: Yes.

17 CHAIRMAN WALLACE: Go ahead.

18 MR. TOBIN: Good evening.

19 My name is Pete Tobin with Corporate Reserve
20 Development Partners, T-o-b-i-n, 100 St. Paul Street,
21 Suite 300, Denver, Colorado.

22 Our application is for Lot 8 in the
23 Corporate Reserve subdivision. Lot 8 is a 22.63-acre
24 lot just north of Route 64 at approximately

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1 Cardinal Drive. This lot is bordered by Regency
2 Estates to the east and the Remington Glen to the
3 west.

4 Wills Burke Kelsey Associates is our land
5 planner, engineering firm. They're here with us
6 tonight, as well.

7 Since the last time we were in front of you,
8 we've made a number of changes to our proposed plan.

9 Currently the site is designed office/
10 research, and we would propose to change the
11 underlying zoning to RS-4, single-family residential.
12 The last time we were in here we had proposed RT-3.
13 We have amended that request at your recommendation.

14 Additionally, we have reduced the density of
15 the subdivision from 81 homes to 78 homes. We have
16 increased the width of the right-of-way to accommodate
17 parking on both sides of the street.

18 We plan on dedicating approximately a 1-acre
19 park on the southeast side of our site that will
20 benefit not only our subdivision but the neighboring
21 divisions to the east and the west.

22 We had some feedback that we thought the
23 interior side yards were too shallow. We've increased
24 the minimum interior side yard from 5 to 6 feet and

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1 the minimum exterior side yards from 15 to 20 feet.

2 We've received some feedback that we thought
3 the backyards were too shallow, so we have increased
4 the depths of the backyards from 20 to 30 feet based
5 on Commission and staff feedback.

6 I'd like to introduce Anna Franco with WBK,
7 Chris Lindley, and Lacey Lawrence to explain some of
8 the more technical aspects of our application.

9 MS. FRANCO: Anna Franco, 116 West Main
10 Street.

11 The proposed 78-lot plan is located next to
12 the Nicor easement and an adjacent townhome
13 development to the west and, to the east, an office
14 campus and single-family homes to the east.

15 The minimum lot size is 5200 square feet,
16 but the average lot size is about 6400 square feet,
17 which is compatible with the adjacent residential
18 development.

19 Area in lots, about 11.5 acres; area in
20 HOA parcels, about 5 acres. And as Pete mentioned, we
21 located a public park along Woodward Drive and
22 Cardinal Drive, which is 1.02 acres, and we decreased
23 the lot count by three lots to include this park. The
24 internal roadway right-of-way is about 4.8 acres.

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1 The typical -- this is a diagram of a
2 typical lot in the development. As Pete mentioned, we
3 increased the rear yard to 30 feet, increased the
4 side yard to 6 feet from 5 feet, and the front yard
5 remains at 20 feet.

6 We are requesting an underlying zoning of
7 RS-4, which is a change from the original request of
8 RT-3 zoning.

9 And the following departures are listed in
10 your paperwork. While we do depart from the RS-4
11 zoning, the land use is compatible with the
12 alternative that is listed in the comprehensive plan.

13 Access to the site is provided via Corporate
14 Reserve Boulevard, and a secondary access is provided
15 at Cardinal Drive. Circulation on the site is
16 provided by an outer ring loop roadway, and there is
17 east/west -- there's an east/west cross street.

18 The site is located around all of the
19 trails, the Woodward Drive trail as well as a trail on
20 the Nicor corridor which connects to the Great Western
21 trail. We've provided trail connections from the site
22 via the secondary access and between Lots 14 and 15,
23 which also has a utility running there.

24 The location of the park was discussed with

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1 the park district. And we visited the site together,
2 and they were satisfied with this location. The
3 location of the park is partially sided so that it can
4 be used locally by the adjacent residential
5 neighborhoods. Regency Estates and Remington Glen
6 specifically are very close to this park. They're
7 about -- Regency Estates is about 520 feet from the
8 park and about a thousand feet for Remington Glen.

9 MS. LAWRENCE: Lacey Lawrence,
10 L-a-w-r-e-n-c-e. I'm with WBK Engineering, 116 West
11 Main Street.

12 This is a view of the landscaping plan. We
13 are proposing street trees on the parkways spaced no
14 more than 50 feet. Along the east side there is a
15 stormwater detention facility. Existing landscaping
16 will be removed in order to put in the trail, and then
17 additional landscaping will be proposed for screening.
18 The existing limestone slabs from that area will be
19 taken and relocated along the planting beds along
20 Woodward.

21 This is the south section. We are proposing
22 an evergreen screening along the east side there for
23 the office complex. And then there are existing
24 planting beds along Woodward, and the perennials in

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1 that area will be removed and enhanced with additional
2 perennials, and any dead trees and shrubs will be
3 replaced.

4 We're also proposing additional screening
5 with landscaping beds and trees, perennials. There's
6 also going to be an 8-foot fence along the back of
7 those lots.

8 This is a close-up of the Woodward entrance.
9 There will be a monument to the northwest corner only,
10 and then there will be additional perennials and,
11 also, some outcroppings, and the landscaping will tie
12 into those surrounding developments.

13 This is a perspective driving down Woodward
14 Drive. You can see an 8-foot-tall fence and then
15 additional screening for landscaping, and then you can
16 see the trail on the right side.

17 And this is another perspective, opposite
18 direction, Woodward Drive. You can also see the fence
19 and additional enhancements to the existing planting
20 beds.

21 MR. LINDLEY: Good evening. I'm
22 Chris Lindley with WBK, 116 West Main Street.
23 L-i-n-d-l-e-y.

24 I'm representing the Corporate Reserve

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1 Development Partners for civil engineering. I'll show
2 you a few slides. There will be overviews of existing
3 sanitary sewer, storm sewer, water main, and then some
4 detention.

5 This first slide here shows the existing
6 water main along Woodward and Corporate Reserve and
7 Cardinal. There's existing 8-inch main and there is
8 existing 12-inch main that we will be tying into with
9 our proposed system.

10 This slide shows you the proposed system
11 that runs throughout the property. We have two points
12 of connection so we have a looped system. All
13 proposed water mains shown on this plan will be 8-inch
14 diameter.

15 This next slide is for existing sanitary
16 sewer. There is a sanitary sewer for possibly
17 three points of connection where we could tie into the
18 existing main, but in talking with the City and the
19 engineering staff, we will tie in at the very
20 northwest corner for all 78 lots.

21 We will remove a small section or a short
22 section, if you will, of existing pipe that's stubbed
23 out of a manhole there and then tie in all of our new
24 system -- new sanitary sewer -- to that manhole that's

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1 up in the northwest corner by the pond.

2 VICE CHAIRMAN KESSLER: By the pond?

3 MR. LINDLEY: Yes.

4 I should show you the slide. That would
5 have been helpful.

6 So everything in red here is 8-inch diameter
7 main and, like I said earlier, it connects to the
8 northwest corner. We go through an opening between
9 those two lots that runs in a northwesterly fashion
10 that won't be on private property. It will be
11 homeowner association or park district property.

12 Detention that's shown here is existing.
13 The project, when it was first developed, was -- the
14 detention was sized for a more stringent use or a
15 higher impervious area, so the net result is a benefit
16 to Lot 8 in that there's more detention provided than
17 what would be required as part of a single-family
18 development.

19 You can see here the -- there are three
20 separate watersheds or subwatersheds in this area, and
21 we've matched what the existing was for tributary to
22 each of these basins with proposed, so we're not
23 sending more water to one direction than there was in
24 a previous direction -- or previous connection.

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1 Existing storm sewer is shown on this slide.
2 The one thing that we're proposing to do that is not
3 indicated is that there's existing storm sewer on the
4 far west side, and we will be removing that storm
5 sewer and installing new storm sewer with a larger
6 diameter that suits the grading of the lots behind
7 those houses there.

8 One other thing to note: I will be meeting
9 with Chris Bong on Friday to go over their review
10 comments that we received, specifically the
11 engineering comments, to make sure all of our
12 responses are satisfactory to the engineering
13 department.

14 CHAIRMAN WALLACE: All right. Questions?

15 MEMBER DOYLE: Yes. I have a couple of
16 questions for staff, follow on to staff's comments in
17 the staff memo.

18 First, under Section D, the landscape plan
19 on page 6, is -- fences and walls, it states here that
20 a 6-foot fence may be considered as an alternative to
21 soften the appearance of the fence from Woodward Drive
22 and existing nearby residential developments have more
23 open appearance along Woodward Drive.

24 Okay. So my first question for staff is, is

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1 an 8-foot fence compliant with that section of the
2 City Code?

3 MS. JOHNSON: Yes, it is. An 8-foot fence
4 is permitted in a residential district when it's
5 abutting a nonresidential district.

6 MEMBER DOYLE: Okay.

7 CHAIRMAN WALLACE: Can you pull up that --
8 the slide that you had in the landscape plan that
9 shows that fence?

10 MR. TOBIN: (Indicating.)

11 CHAIRMAN WALLACE: All right. Brian, go
12 ahead.

13 MEMBER DOYLE: It's okay. My question,
14 either to staff or to the Applicant, was there any
15 discussion about the 8-foot fence versus a 6-foot
16 fence and -- it -- just maybe, since it is mentioned
17 in the staff memo, speak to that decision and what the
18 thought behind the 8-foot fence is.

19 MR. TOBIN: I think the intention with the
20 8-foot fence was because it does abut to a
21 nonresidential use.

22 But if staff and the Commission would prefer
23 a 6-foot fence for a softer view, we absolutely would
24 consider that.

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1 MEMBER DOYLE: Do you -- so -- because it
2 abuts to a nonresidential use, is -- from a market
3 standpoint, do you feel like that provides more
4 privacy, that it's more desirable from the homeowner's
5 perspective or --

6 MR. TOBIN: It would provide additional
7 screening from the roadway, and it would also provide
8 a noise barrier, so, yes, I would imagine that would
9 be a benefit.

10 MEMBER DOYLE: I have another question
11 regarding that part of the -- so then in the building
12 design, under Section E there are two staff comments,
13 "If there are concerns about the appearance of the
14 rear elevation of the homes backing up to Woodward
15 Drive, the Applicant could be asked to provide design
16 standards for these lots."

17 And the second comment, "The Applicant could
18 also be asked to provide monotony" -- is that not --
19 is that how that's pronounced?

20 MS. JOHNSON: "Monotony."

21 MEMBER DOYLE: -- "monotony code standards
22 if there are concerns related to exterior design
23 diversity of the homes."

24 Now, the second bullet applies on all

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1 elevations, not just the elevations facing Woodward
2 Drive; is that correct?

3 MS. JOHNSON: Correct.

4 MEMBER DOYLE: Okay. So architectural
5 elevations have not yet been submitted as part of the
6 PUD proposal.

7 Typically are they -- are they attached to
8 the applications that we are considering tonight? Or
9 are they considered as part of a subsequent
10 application?

11 MS. JOHNSON: Architectural elevations are
12 not required for a single-family subdivision, so they
13 do not need to submit -- they did not need to submit
14 those plans.

15 We put this comment in the staff report
16 because it came up at the concept-level review,
17 I think at the Plan Commission, due to, I think, some
18 members' concerns that wanted to avoid kind of a --
19 a -- I'm sorry -- design -- quite a few -- the same
20 design, same home design, over and over. So that's
21 why we put that staff comment in there.

22 MEMBER DOYLE: Okay. For the Applicant, can
23 you speak to particularly the rear elevations that are
24 facing Woodward Drive -- I know that we don't have

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1 elevations, but could you speak to what the design
2 concept is there and how -- for instance, we have an
3 illustration here -- what -- what -- particularly
4 along that face, what is planned to ensure a softer
5 look, if you will.

6 MR. TOBIN: Sure.

7 We are in preliminary conversations with
8 home builders to partner with and build these houses
9 out, so we have not developed firm architectural
10 standards at this point.

11 But we are in the process of coming up with
12 covenants for the single-family portion of this
13 subdivision. We do intend on incorporating that
14 architectural design standard into that covenant,
15 which we will build with feedback from staff.

16 Architecturally, we're thinking we can break
17 up planes, we can set houses back so they're not all
18 uniformly -- so you have a broken-up line of sight
19 down to the end, as well as a mix of building
20 materials on that elevation.

21 MEMBER DOYLE: So if the Commission
22 considered, then, recommending to the Planning &
23 Development Committee that a monotony code be part of
24 the forward plan, that that would be something that

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1 you would be amenable to?

2 MR. TOBIN: Yes.

3 MEMBER DOYLE: Okay.

4 MEMBER PRETZ: Brian, can you just repeat
5 that?

6 You stated that -- if we put in as one of
7 our -- part of our recommendation that they actually
8 put forth that architectural plan when they present
9 to P&D?

10 MEMBER DOYLE: Yes. So the monotony code
11 standard as that -- would the Applicant be amenable to
12 that.

13 MEMBER PRETZ: Okay. I just wanted to make
14 sure I heard it.

15 MEMBER DOYLE: Correct.

16 CHAIRMAN WALLACE: All right. Anything
17 further?

18 MEMBER SPRUTH: I have a question on part of
19 the access across -- across Woodward Drive. I can't
20 think if there's anything there right now.

21 Are there any crosswalks --

22 THE COURT REPORTER: I can't hear you.
23 I'm sorry.

24 CHAIRMAN WALLACE: Is your mic on?

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1 MEMBER SPRUTH: I don't know if it's on or
2 off. I'll just talk louder. Does that sound better?

3 THE COURT REPORTER: Yes.

4 MEMBER SPRUTH: Is there any public -- any
5 public crosswalks across Woodward Drive and -- I think
6 probably it's less important towards Cardinal Drive,
7 but I just wondered about the location for any public
8 crosswalks across those main -- I saw that there were
9 lights, but I don't know if there was a --

10 MR. LINDLEY: Southwest corner of the
11 development, right across Woodward, there is a
12 crosswalk there because of that path that comes from
13 the north/south.

14 MEMBER SPRUTH: Okay.

15 MR. LINDLEY: Okay. At the southeast
16 corner, as well, right at the bottom portion of the
17 park, there's a crosswalk there, as well.

18 MEMBER SPRUTH: Okay. Is there any -- is it
19 proposed to put any more access points across --
20 I guess you have two -- not -- across that main
21 entrance where you have entrance into the estate?

22 MR. LINDLEY: There's an existing path there
23 now --

24 MEMBER SPRUTH: Okay.

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1 MR. LINDLEY: -- so the path --

2 MEMBER SPRUTH: Is there a light there now?

3 MR. LINDLEY: No.

4 MEMBER SPRUTH: You're proposing to put a
5 light; is that right?

6 MR. LINDLEY: No.

7 MEMBER SPRUTH: No.

8 MR. LINDLEY: The sidewalk will be extended
9 to the north into the subdivision, so it will be a
10 5-foot walk, concrete walk, where I believe the path
11 now is -- it's asphalt along there --

12 MEMBER SPRUTH: Okay.

13 MR. LINDLEY: -- and it's probably at least
14 8 feet wide.

15 MEMBER SPRUTH: Okay.

16 CHAIRMAN WALLACE: All right.

17 VICE CHAIRMAN KESSLER: I'd like to go back
18 to that fencing and landscape.

19 We talked about the 8-foot and possibly
20 6-foot fence along Woodward Drive, but what about the
21 screening and barricade or barrier on the east side of
22 the property, the rear of those lots to the
23 commercial?

24 I remember having a discussion about how

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1 that was going to be screened and -- is there --
2 I mean, there's no fence proposed there, is there?

3 MR. TOBIN: Yeah. Those houses would have a
4 similar fence, and we've also proposed to add
5 evergreen trees in that area for additional screening.

6 VICE CHAIRMAN KESSLER: Okay.

7 MR. TOBIN: You can see on the east side of
8 the plan there.

9 VICE CHAIRMAN KESSLER: I see the
10 evergreens. But there's a fence proposed there, as
11 well?

12 MR. TOBIN: Those houses would have a
13 similar fence, yes.

14 VICE CHAIRMAN KESSLER: All right.

15 CHAIRMAN WALLACE: Russ, can you remind
16 me -- for Regency Estates, when we did the revision to
17 the PUD for the lot for single-family homes, what --
18 it's RM-1; correct?

19 MR. COLBY: Correct.

20 CHAIRMAN WALLACE: And what -- were there
21 variances requested from RM-1? What is the minimum
22 lot size, coverage, et cetera?

23 MR. COLBY: I would have to look that up.
24 I don't remember offhand.

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1 CHAIRMAN WALLACE: Okay.

2 MR. COLBY: But I think that the -- because
3 it was a subdivision where they were trying to
4 reconfigure the townhome lots, they're a little bit
5 unusual in terms of the setbacks.

6 CHAIRMAN WALLACE: Yeah. Well, you don't
7 have to do that right now.

8 But there were variances from the RM-1
9 underlying?

10 MR. COLBY: Yes, I believe so.

11 I don't have the information directly in
12 front of me, but the minimum lot size for RM-1 for
13 single-family is 6,600 square feet. I know the lots
14 in that subdivision are less than that.

15 CHAIRMAN WALLACE: Yeah.

16 MR. COLBY: I think they were around the
17 5,000 range.

18 CHAIRMAN WALLACE: Any other questions?

19 (No response.)

20 CHAIRMAN WALLACE: Nothing?

21 (No response.)

22 CHAIRMAN WALLACE: Anyone in the audience
23 have any questions or wish to offer any other or
24 additional testimony?

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1 (No response.)

2 MEMBER DOYLE: I would motion that we close
3 the public hearing.

4 VICE CHAIRMAN KESSLER: Second.

5 CHAIRMAN WALLACE: Okay.

6 It's been moved and seconded to close the
7 public hearing.

8 Any discussion on the motion?

9 (No response.)

10 CHAIRMAN WALLACE: Tim.

11 VICE CHAIRMAN KESSLER: Spruth.

12 MEMBER SPRUTH: Yes.

13 VICE CHAIRMAN KESSLER: Doyle.

14 MEMBER DOYLE: Yes.

15 VICE CHAIRMAN KESSLER: Frio.

16 MEMBER FRIO: Yes.

17 VICE CHAIRMAN KESSLER: Pretz.

18 MEMBER PRETZ: Yes.

19 VICE CHAIRMAN KESSLER: Wallace.

20 CHAIRMAN WALLACE: Yes.

21 VICE CHAIRMAN KESSLER: Kessler, yes.

22 CHAIRMAN WALLACE: All right.

23 It's the Plan Commission's prerogative, but
24 do you want to move ahead on action on Item No. 6

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1 prior to Item 5?

2 Does anyone have an objection to doing that?

3 MEMBER DOYLE: No.

4 MEMBER PRETZ: No.

5 CHAIRMAN WALLACE: All right. Then Item 6
6 is Corporate Reserve of St. Charles, Lot 8, with the
7 four applications listed on the agenda.

8 Is there a motion?

9 VICE CHAIRMAN KESSLER: I would make a
10 motion to recommend approval to the Planning &
11 Development for Corporate Reserve of St. Charles,
12 Lot 8, Corporate Reserve Development Partners, LLC,
13 application for map amendment, application for special
14 use for planned unit development, application for PUD
15 preliminary plan, and application for final plat of
16 subdivision.

17 CHAIRMAN WALLACE: All right. Is there a
18 second?

19 MEMBER PRETZ: Second.

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

22 Any discussion on the motion?

23 MEMBER DOYLE: Are there any outstanding
24 staff comments?

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1 MS. JOHNSON: There are outstanding
2 engineering comments and comments on the plat of
3 subdivision.

4 VICE CHAIRMAN KESSLER: Thanks, Brian.
5 I would add that.

6 MEMBER DOYLE: Yes.

7 I'm in agreement with the motion, and I also
8 suggest that the Commission consider recommending that
9 rear elevations of the homes backing up to Woodward
10 Drive and a monotony code standard be provided to the
11 Planning & Development Committee for their
12 consideration.

13 CHAIRMAN WALLACE: Okay. From a procedural
14 standpoint, then, I'll take that as a motion to amend
15 the original motion, subject to resolution of
16 outstanding staff comments and, also, subject to those
17 two things that you listed.

18 MEMBER DOYLE: Yes.

19 CHAIRMAN WALLACE: Okay. It's been moved
20 and seconded just on the motion to amend.

21 Is there any discussion?

22 (No response.)

23 CHAIRMAN WALLACE: Let's do a roll call on
24 that.

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1 VICE CHAIRMAN KESSLER: Spruth.

2 MEMBER SPRUTH: Yes.

3 VICE CHAIRMAN KESSLER: Doyle.

4 MEMBER DOYLE: Yes.

5 VICE CHAIRMAN KESSLER: Frio.

6 MEMBER FRIO: Yes.

7 VICE CHAIRMAN KESSLER: Pretz.

8 MEMBER PRETZ: Yes.

9 VICE CHAIRMAN KESSLER: Wallace.

10 CHAIRMAN WALLACE: Yes.

11 VICE CHAIRMAN KESSLER: Kessler, yes.

12 CHAIRMAN WALLACE: All right. So we're back
13 to our main motion.

14 Any further discussion on the motion?

15 MEMBER DOYLE: I just want to say that
16 I appreciate the Applicant -- the changes that the
17 Applicant has made to the proposed development and the
18 work with the park district.

19 It's a very well-formed application, and
20 I appreciate the time you've obviously put into it.

21 MEMBER PRETZ: And I would like to say the
22 same thing.

23 And I had a further thought -- geez. Give
24 me a second here. I forgot my thought.

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1 Oh. And I am glad that, besides -- besides
2 the plan that was well done, I am glad that you were
3 receptive to -- as we wound up doing an amendment to
4 our motion. To me, that was very important, and
5 I thank you for that.

6 CHAIRMAN WALLACE: All right. Any further
7 discussion?

8 (No response.)

9 CHAIRMAN WALLACE: Tim.

10 VICE CHAIRMAN KESSLER: Spruth.

11 MEMBER SPRUTH: Yes.

12 VICE CHAIRMAN KESSLER: Doyle.

13 MEMBER DOYLE: Yes.

14 CHAIRMAN WALLACE: Did you have anything,
15 Dan?

16 MEMBER FRIO: No, I didn't.

17 CHAIRMAN WALLACE: Oh, I'm sorry. I thought
18 you raised your hand. Sorry.

19 Let's do it again.

20 VICE CHAIRMAN KESSLER: Spruth.

21 MEMBER SPRUTH: Yes.

22 VICE CHAIRMAN KESSLER: Doyle.

23 MEMBER DOYLE: Yes.

24 VICE CHAIRMAN KESSLER: Frio.

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MEMBER FRIO: Yes.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Yes.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: No.

VICE CHAIRMAN KESSLER: Kessler, yes.

CHAIRMAN WALLACE: All right. That passes
by a vote of 5 to 1, and that concludes Item 6 on the
agenda.

(Off the record at 7:29 p.m.)

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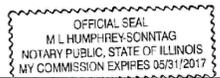
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CCP, FAPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of November, 2015.

My commission expires: May 31, 2017

Notary Public in and for the
State of Illinois

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Metro Storage, LLC; :
Property Located at :
2623 Lincoln Highway. :
-----x

HEARING
St. Charles, Illinois 60174
Tuesday, November 17, 2015
7:29 p.m.

Job No.: 74377
Pages: 1 - 70
Reported by: Melanie L. Humphrey-Sonntag,
CSR, RDR, CRR, CCP, FAPR

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Hearing held at the location of:

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

Before Melanie L. Humphrey-Sonntag, a Certified
Shorthand Reporter, Registered Diplomate Reporter,
Certified Realtime Reporter, and a Notary Public in
and for the State of Illinois.

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- BRIAN DOYLE, Member
- DAN FRIO, Member
- TOM PRETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- ELLEN JOHNSON, Planner
- RITA TUNGARE, Community and Economic
Development Director
- CHRIS BONG, Development Engineering Manager

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P R O C E E D I N G S

CHAIRMAN WALLACE: Moving back to Item 5,
this is Metro Storage, 2623 Lincoln Highway, Metro
Storage, LLC, application for special use for planned
unit development and application for PUD preliminary
plan.

And I don't think you were sworn in earlier.

MR. MEEK: I wasn't. Sorry.

CHAIRMAN WALLACE: If I could just ask you
to raise your hand, anyone who is going to give
testimony.

(Witnesses duly sworn.)

CHAIRMAN WALLACE: All right. Thank you.

MR. MEEK: Thank you.

CHAIRMAN WALLACE: Anything from staff
before we go to the Applicant?

MS. JOHNSON: No.

CHAIRMAN WALLACE: Okay.

MR. MEEK: We have a few boards, too, and
I see some stands there.

So we thank you very much. Metro Storage --
Metro Self-Storage is pleased to be here tonight.

My name is David Meek. I'm counsel for
Metro Storage. I'm at 513 Central Avenue in Highland

Metro Storage, LLC at 2623 Lincoln Highway
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1 Park, Illinois.

2 They've been in business for more than
3 40 years. Metro Storage is a family-owned business
4 that is based in Lake Bluff, and they are the owners,
5 developers, managers of nearly a hundred self-storage
6 facilities in the Chicago area and across the nation.

7 And they're under contract to purchase a
8 2.6-acre property on Route 38 west of Meijer's and the
9 MB Financial Bank. To Metro, this site is
10 appropriately sized, visible, and accessible and is in
11 a market area that has a long-term demand for
12 self-storage.

13 Metro's proposing a three-story,
14 101,000-square-foot self-storage building with
15 783 self-storage units of various sizes. The entire
16 building is climate controlled and secure.

17 Customers will load and unload their
18 belongings, their goods, from their cars. There's --
19 perimeter ground-level storage areas are the largest,
20 and they're accessible from overhead doors along the
21 perimeter of the entire -- almost the entire building
22 with a loading bay at the south end of the building.
23 Customers who load to the second and third floors will
24 enter with carts and go up elevators with their

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1 belongings.

2 New customers register at an office at the
3 northeast corner, facing Lincoln Highway, and the
4 customers will get individual security codes which
5 will allow them access to the building and to their
6 individual units.

7 There's going to be video monitoring
8 throughout the building, and the office hours are
9 anticipated to be 9:00 to 6:00 on weekdays with
10 shorter hours on Saturdays and Sundays. And there
11 will be key-code access to customers from 6:00 a.m. to
12 10:00 p.m., so it is not a 24-hour facility.

13 And there's no exterior or outdoor storage
14 areas. It's all enclosed within one three-story
15 building.

16 The building is designed with a
17 complementary pallet of architecturally diverse units,
18 aluminum, glass windows, and architectural metal
19 panels. We'll see some renderings of the building in
20 a moment.

21 There's a perimeter drive that circles the
22 building, giving rental customers direct access to the
23 units and a drive to provide sufficient movement
24 around the building while customers are loading and

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1 unloading.

2 One thing we're requesting is a deviation
3 from the parking. I'll get into that but Metro's
4 experience with building this number of units, this
5 size should expect 4 1/2 customer visits per hour,
6 peak demand. It's a very low-intensity use.

7 So the underlying zoning is now BR Regional
8 Business District, but the site is part of a 1999 PUD
9 called Bricher Commons, which is west of the Meijer's
10 store, and to date it's been undeveloped. It's vacant
11 farmland.

12 This is the northeast corner of that
13 property, and both the PUD and the comprehensive plan
14 for the area anticipate commercial development
15 fronting on Route 38.

16 The PUD has use and development standards,
17 but it does not -- it has use standards, but it does
18 not specifically allow for ministorage use. The
19 underlying BR zoning does allow for ministorage use,
20 and so we are seeking -- one of the things we're
21 seeking is a modification to the PUD or really
22 specific PUD standards for this development that would
23 allow for ministorage use.

24 We have two Code -- Zoning Code deviations

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1 with respect to -- one with respect to building
2 height, one with respect to parking. We're seeking a
3 variation or deviation to allow 47-foot 2-inch
4 building height.

5 The building roof is at 40 feet, and we have
6 a parapet that's designed both for architectural
7 detail and also to screen the rooftop mechanicals.
8 The reason we are needing this, really, is that the
9 ground level is more of an industrial clearance height
10 because we have loading bays.

11 And so it's not at -- it's higher than a
12 typical commercial building, and so that means that
13 the second and third floors are going to be higher, so
14 we have a higher building height at a three-story than
15 might otherwise be allowed in the BR zoning district.

16 We're also proposing 12 parking spaces.
17 Your Code for miniwarehouse, ministorage use requires
18 1 storage for every 10 units, which would result in
19 78 parking spaces. In our extensive experience
20 owning, operating, and managing self-storage, that's
21 in excess of what our facilities will require.

22 And we have developed a number of comparable
23 properties throughout the metro area that have had
24 between, you know, 10 and 15 parking spaces, and

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1 that's been more than adequate for our customer and
2 our employee needs. We have, on an average,
3 1 1/2 employees per day.

4 And we provided some information to staff
5 with respect to other facilities and other parking
6 counts, and, in fact, staff looked at the -- what was
7 it? -- the International Traffic Engineer's Handbook
8 on self-storage, and that included that, for a
9 building this size, 11 to 16 was probably an
10 appropriate amount of parking. So we're providing for
11 12 parking spaces, all congregated around the office.

12 I should note that people can -- there is
13 enough space on the perimeter drive for somebody to
14 parallel park their car temporarily while they move
15 materials in and out. So they can check in and -- or
16 just pull up to their unit if they have a perimeter
17 unit. Otherwise, they'll park in one of the
18 designated parking spots while they're conducting
19 their business.

20 We also have a couple other deviations
21 requested. With respect to landscape standards, we're
22 asking for a deviation from the building foundation
23 landscaping. That's kind of designated by the nature
24 of the use of this building. Three of the four sides

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1 have overhead access doors for the units, and then the
2 south side has a loading bay, and so functionally it
3 doesn't work for us to have perimeter landscaping --
4 building foundation landscaping.

5 We are proposing extensive perimeter
6 landscaping, as you can see on the plan that's on the
7 screen right now, both along Lincoln Highway but also
8 the west and south and the east sides and the -- in
9 particular, the west and the south is anticipated
10 screening for whatever future development comes into
11 that area, whether it be residential or commercial.

12 So the building foundation landscaping is
13 one of the deviations.

14 We're also -- our design has a stormwater
15 basin on the west side, and there is a proposed 6-foot
16 wall to hold that detention basin, a retaining wall.
17 And your Code has a -- sort of a terraced -- covers a
18 retaining wall over 4 feet having some landscape
19 feature from about -- based on this height, it would
20 be anywhere from about 2 to 3 feet of landscaping.

21 We're asking for a variation from that
22 because our site is already tight with respect to
23 providing adequate stormwater on-site, and so to
24 decrease the area by the amount that would be

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1 necessary to do a terraced wall would make this
2 economically very challenging to do -- to design and
3 build a detention basin that will accommodate the
4 landscape terraced wall.

5 We do have our civil engineer here to speak
6 more to that.

7 CHAIRMAN WALLACE: What's the length of the
8 6 feet? I mean, for how long is it 6 feet high? Is
9 it along the entire detention basin?

10 MR. MEEK: I'll have Bob Walker answer that
11 for me.

12 Bob, you can introduce yourself. I assume
13 you were already sworn in.

14 MR. WALKER: I'm sworn in. My name's
15 Bob Walker with Bono Consulting, W-a-l-k-e-r.

16 It's about 250 feet long, just looking at
17 the plan. That's a ballpark; maybe 275. It's
18 basically the entire length of that west curb line
19 along the side of the building there.

20 CHAIRMAN WALLACE: Okay.

21 MEMBER DOYLE: And the retaining wall,
22 then -- so the portion of it that faces west is facing
23 the retaining basin itself; right?

24 MR. WALKER: Correct.

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1 MEMBER DOYLE: And then the portion that
2 faces east is facing the building?

3 What is the -- what are the materials used
4 for that retaining wall? Is it concrete for the
5 whole -- is the whole thing concrete or --

6 MR. WALKER: We haven't finalized that
7 design. I would assume it would be more like a
8 keystone block wall. The 6-foot wall might need to be
9 a concrete wall depending on the structural design.
10 We haven't made a final decision on that at this
11 point.

12 MEMBER DOYLE: Okay. Would -- not really
13 knowing this -- I mean, I kind of tried -- I can kind
14 of visualize it, but I guess my question is if we --
15 in lieu of landscaping, is there some sort of
16 architectural detail, you know, on the length of the
17 wall that could be, you know, sort of decorative --
18 decorative detail that would replace the landscaping
19 so that it's not just a concrete slab or --

20 MR. HEILMAN: Bob Heilman with Metro
21 Storage. I'm vice president of development.

22 I think we could possibly soften the wall
23 with -- whether it's a vine or something that would be
24 green on the -- on the wall, sort of a living wall of

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1 some type.

2 MEMBER DOYLE: Okay.

3 MR. HEILMAN: We can explore that.

4 MEMBER DOYLE: Okay.

5 MR. HEILMAN: But it would most likely be --
6 and we would want it to be a sectional block wall.
7 It's just better scale than looking at poured concrete
8 although you can do interesting things with a poured
9 concrete wall. You can texturize it and do some
10 interesting things. But I think a sectional modular
11 block wall is what we would be thinking.

12 MEMBER DOYLE: Okay. Thank you.

13 CHAIRMAN WALLACE: Tim -- or -- I'm sorry.

14 MEMBER SPRUTH: I was just going to say,
15 what was the proposed -- what's the elevation of the
16 top of the building?

17 MR. MEEK: 47 feet.

18 MEMBER SPRUTH: And then how does that
19 compare with the associated Meijer? What's the --
20 I guess I just wanted the elevation -- I don't know
21 the ground surface there. I was just wondering what
22 was the top elevation --

23 MR. MEEK: I'm not personally familiar with
24 the topography.

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1 Bob or Bob?

2 MEMBER SPRUTH: I wanted to see how that
3 compares to Meijer's.

4 MR. HEILMAN: Well, the bank just to the
5 east, I believe, is three stories.

6 MR. MEEK: The MB Financial.

7 CHAIRMAN WALLACE: It's two.

8 MR. HEILMAN: Is it two?

9 CHAIRMAN WALLACE: Yeah.

10 MR. HEILMAN: I don't know the height on
11 that, but it seems like it's -- I --

12 MEMBER SPRUTH: Okay.

13 MR. HEILMAN: That's fine. I don't know.

14 VICE CHAIRMAN KESSLER: You know, I -- help
15 me understand.

16 This retention pond, is there a significant
17 grade change between the -- from the east boundary to
18 that 6-foot wall? Why is there a 6-foot wall on the
19 east?

20 MR. WALKER: Part of why we need that 6-foot
21 wall is the requirement that our building finished
22 floor be 2 feet above the high-water elevation. That
23 got us an extra foot above what the original plan had
24 been to have a 5-foot, max, wall, and there is a

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1 fairly significant grade change across this whole lot.

2 There's a swale that runs up from Lincoln
3 Highway that runs down through about the middle of the
4 west property line, and there is maybe like 8 feet of
5 fall across the whole site.

6 VICE CHAIRMAN KESSLER: Oh. Okay.

7 CHAIRMAN WALLACE: So it falls from east to
8 west?

9 MR. WALKER: It falls -- it falls from,
10 basically, north to west, across the diagonal.

11 VICE CHAIRMAN KESSLER: North to west, which
12 is east to west.

13 CHAIRMAN WALLACE: Okay.

14 VICE CHAIRMAN KESSLER: Okay. And one of
15 the things we mentioned was that the building height
16 is necessitated by the fact that you have loading
17 docks, one of the reasons is the loading.

18 MR. MEEK: Uh-huh.

19 VICE CHAIRMAN KESSLER: And are these -- is
20 the grade of the first floor above the grade of the
21 property for some reason?

22 I don't quite get that.

23 MR. HEILMAN: No. It's at grade.

24 So you would pull in with a vehicle --

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1 truck, car --

2 VICE CHAIRMAN KESSLER: Are these depressed
3 docks?

4 MR. HEILMAN: No. These are standard --
5 they're at grade level so you pull in --

6 VICE CHAIRMAN KESSLER: So you pull in at
7 grade, but the floor is raised? These aren't loading
8 docks?

9 MR. HEILMAN: No. They're loading docks but
10 they're not a truck loading -- it's not a semi loading
11 dock.

12 VICE CHAIRMAN KESSLER: Okay. It's just a
13 loading bay?

14 MR. HEILMAN: It's a loading bay.

15 VICE CHAIRMAN KESSLER: Okay. I heard
16 "dock" and I thought that meant you have to be up
17 higher.

18 Okay. So why did that necessitate an
19 additional -- addition to height? I don't get it.

20 MR. HEILMAN: When you have a weekend
21 warrior with a 35-foot box truck that's 13 1/2 feet
22 tall, we need to have 14-foot-high doors for the truck
23 to come in, and then you need structure above that
24 door.

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1 So, realistically, the first floor is about
2 16 feet high, which typically -- if we didn't have
3 interior loading docks, we could probably do 12 to 14,
4 something like that.

5 So there is sufficient --

6 VICE CHAIRMAN KESSLER: They're not loading
7 docks. They're loading bays.

8 MR. HEILMAN: Excuse me. Loading bays.

9 VICE CHAIRMAN KESSLER: Loading bays.

10 MR. HEILMAN: But you need the height for
11 the truck to get in through the door. If you have a
12 14-foot door, you need 16 feet of infrastructure.

13 VICE CHAIRMAN KESSLER: I was trying to
14 figure -- and I realize you've got the 14-foot doors
15 in there, and I was trying to -- my head was, if you
16 lowered the dock -- or lowered the bay so that there
17 was a -- but I don't know if you could get it
18 on the -- at that distance to pick up 7 feet.
19 Probably not.

20 I mean, if you went down into the -- into
21 the bay as opposed to --

22 MR. HEILMAN: Right. But with the balance
23 of cars and trucks, we keep them level. That way,
24 people can pull carts up to the vehicles and not have

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1 a dock situation.

2 VICE CHAIRMAN KESSLER: Okay.

3 CHAIRMAN WALLACE: Yeah, Brian.

4 MEMBER DOYLE: Turning to Section F of the
5 staff report on page 7, building articulation --

6 MR. MEEK: Yeah.

7 MEMBER DOYLE: -- building articulation and
8 Architectural Features No. 1, so --

9 MR. MEEK: Right. Two deviations. I was
10 going to get to that.

11 MEMBER DOYLE: Oh, okay.

12 MR. MEEK: No, that's okay. That was what
13 I was going to conclude with. So go ahead.

14 MEMBER DOYLE: Okay. So articulation,
15 3-foot wall projections/recesses over 20 percent of
16 facades over 100 feet.

17 That particular category is not met because
18 you have these loading bays?

19 And could you -- rather than me try to
20 answer the question for myself, would you --

21 MR. MEEK: It is -- right. It's -- Bob can
22 speak to it better. He's an architect, as well.

23 But it is basically a function of the
24 building and the ground at the base of the building.

1 We like to have them kind of uniform along the front
2 wall, not recessed and projecting in different
3 amounts. We do have some articulation. It's not
4 3 feet. And you can see from the rendering a
5 combination of materials and then brick areas that
6 project out.

7 If I can also, just while I'm thinking about
8 it, make another comment, that some of the height --
9 remember the 47-foot height? You can see that the
10 brick columned areas are the highest points.

11 So it's not really 47 everywhere. It's --
12 and, Bob, maybe you know offhand how much additional
13 height the brick columns project up. I'm -- scaling
14 that based on those little people there, I'd say maybe
15 2 feet or so, but you can tell me.

16 I mean, it's -- you know, it's not --

17 MR. HEILMAN: It varies but it's probably
18 between 1 and 2 feet.

19 MR. MEEK: Yeah. So --

20 MEMBER DOYLE: So for building articulation,
21 the idea here is that -- like if you look along the --
22 what would be the north face of this building --

23 MR. MEEK: Right.

24 MEMBER DOYLE: -- you've got a bay of -- a

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1 series of doors, garage doors, and you've got some
2 articulation, maybe 1 foot or so. But 3 feet --
3 3 feet of articulation along that face and along the
4 other faces would complicate the function of the
5 building with those doors?

6 MR. MEEK: It's not like a retail commercial
7 center where you're trying to create the identity of
8 different retailers who want to have different
9 facades. We are one entity and with a function that
10 is also driving that issue.

11 MEMBER DOYLE: And then -- thank you. That
12 answers my question.

13 I was going to move on to the Architectural
14 Features No. 1 unless you have a follow-up to that.

15 CHAIRMAN WALLACE: I have something
16 about it.

17 But on the -- I know that we're looking at
18 the north face of the building on the rendering there.

19 MR. MEEK: Uh-huh.

20 CHAIRMAN WALLACE: Along the east face of
21 the building, behind -- if that sign wasn't there,
22 what is that -- does that look similar to the north
23 face?

24 MR. MEEK: Yes.

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1 CHAIRMAN WALLACE: Because it seems -- from
2 what I can see here, it looks very uniform.

3 VICE CHAIRMAN KESSLER: Are there windows on
4 that west elevation?

5 MR. MEEK: There are some windows on the --

6 MR. HEILMAN: So the lower elevation is the
7 east elevation --

8 MR. MEEK: Right.

9 MR. HEILMAN: -- so we have windows at the
10 front, the back. It is not quite the same as the top
11 on the north side, basically, due to the floor design
12 on the inside on the second and third floor.

13 VICE CHAIRMAN KESSLER: Is this a rendering
14 of the building that you're proposing? It doesn't
15 look the same. You have all those windows there.
16 There's only two sets there.

17 MR. MEEK: That's taken --

18 CHAIRMAN WALLACE: That's that side. This
19 is the west side.

20 VICE CHAIRMAN KESSLER: Is that the west
21 elevation?

22 MR. MEEK: Correct. This says "North" --

23 MR. HEILMAN: Yeah.

24 MR. MEEK: -- and this should have five sets

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1 of windows in here.

2 MR. HEILMAN: Right.

3 MEMBER DOYLE: It looks --

4 MR. HEILMAN: Well, this is --

5 VICE CHAIRMAN KESSLER: Is that what you're
6 proposing, the colored picture?

7 MR. HEILMAN: I would say that I would go
8 with the architectural elevation. This is an artistic
9 rendering, and he probably took -- he went off of this
10 and added some more windows. It's not done by the
11 same company.

12 MEMBER DOYLE: So there are some windows in
13 the architectural --

14 MR. MEEK: So on this one -- this one, they
15 only -- if you went off the architecture, the only
16 windows would be there and there.

17 MR. HEILMAN: Correct.

18 MR. MEEK: You eliminate those so -- and
19 then the windows here would be along here and along
20 here, and then this is bay doors down here, just like
21 this.

22 And I think that's a car -- that's a van,
23 not a smudge.

24 MR. HEILMAN: So on the screen you have the

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1 north elevation and the east elevation.

2 MEMBER PRETZ: Is it difficult to have those
3 additional windows put in?

4 VICE CHAIRMAN KESSLER: That's what we're
5 going to be looking at.

6 MR. MEEK: Uh-huh.

7 CHAIRMAN WALLACE: The windows are at the
8 ends of the hallways there.

9 MR. HEILMAN: So if you look at the top of
10 this floor plan, this is -- the first floor, second
11 floor are the same.

12 MR. MEEK: Do you see where the hallways
13 kind of extend? That's where the windows can be.

14 VICE CHAIRMAN KESSLER: How come there are
15 so many hallways in that building? How did you get so
16 many hallways in that building?

17 MR. HEILMAN: We can do it based on what we
18 have. So you have one row of storage along that north
19 wall, so you have two window segments -- what we like
20 to do internally is we like to align hallways with
21 daylight so, as you get off the elevator, you can
22 orient yourself.

23 We can do some additional. We can match.
24 We can do that on the north.

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1 VICE CHAIRMAN KESSLER: I think where I'm
2 coming from -- and I believe my fellow
3 Commissioners -- that elevation, that north elevation,
4 is right on the main drag. That's what everybody's
5 going to see going by.

6 And to leave it plain with just a couple of
7 windows, just a block building, I don't think is
8 attractive at all. So the more, you know, light in
9 your hallways --

10 MR. HEILMAN: Transparency.

11 VICE CHAIRMAN KESSLER: -- and transparency
12 from the roadway is going to be huge.

13 MR. MEEK: Right, right.

14 CHAIRMAN WALLACE: Especially with the
15 variance from the articulation, from the building
16 articulation.

17 I mean, I -- I agree. I would be looking
18 for some more detail and transparency abutting the
19 roadway especially.

20 MR. HEILMAN: So similar to the rendering as
21 opposed to the elevation?

22 MR. MEEK: Bob, if you were to carry forward
23 your theory of trying to have windows align with the
24 hallways for the lighting purpose, I'm looking at

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1 four sets of hallways, so you could probably do
2 four windows.

3 VICE CHAIRMAN KESSLER: Well, I think you're
4 only going to get three there because the one to the
5 east, the northeast, is part of that office structure.
6 That doesn't --

7 MR. HEILMAN: Correct.

8 VICE CHAIRMAN KESSLER: It doesn't go all
9 the way through.

10 MR. MEEK: Oh, I see. So --

11 VICE CHAIRMAN KESSLER: That one doesn't go
12 all the way through, and then these three do, and then
13 you'd have at least -- the office corner has three
14 sets.

15 CHAIRMAN WALLACE: Well, even if it isn't
16 windows, if it's just some sort of a faux, you know --

17 MEMBER PRETZ: Faux window.

18 CHAIRMAN WALLACE: -- something just to give
19 it more of an articulated appearance --

20 MR. MEEK: Uh-huh. Uh-huh.

21 CHAIRMAN WALLACE: -- you know.

22 MEMBER DOYLE: This was -- so I wanted to
23 ask -- now that we're on this topic, I guess I wanted
24 to ask staff -- so 50 percent of the facade is

1 comprised of architectural features.

2 What sorts of architectural features qualify
3 for that category?

4 What are recommended forms that --

5 MS. JOHNSON: So those architectural
6 features include windows, doors, entryways or awnings,
7 arcades, arbors, that sort of thing.

8 MEMBER DOYLE: The last two were what?

9 MS. JOHNSON: Arcades and arbors.

10 MEMBER DOYLE: Could you define those,
11 please?

12 MR. COLBY: An arcade would be -- I don't
13 know if it's defined in the Code but -- essentially
14 almost like an extension of a wall where there's an
15 open-roofed space that you can walk through that's
16 extended out from the wall. So you might find that
17 like in a shopping center or retail center where
18 there's not a covered walkway.

19 MR. MEEK: Right.

20 MEMBER DOYLE: Okay. So decorative features
21 on the face of the wall, for instance, you know, a --
22 decorative use of brick -- I mean, but I -- I mean,
23 when I'm looking at that, I'm seeing we have the
24 columns, brick that -- you know, with the extra

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1 height --

2 MR. MEEK: Uh-huh.

3 MEMBER DOYLE: -- and the corner feature,
4 the architectural details in the corner feature.

5 And mostly what I'm seeing that looks more
6 monotonous are those large sort of gray areas that
7 are -- with the green -- the sort of like green
8 squares that are around where the windows are.

9 And I guess I'm -- my question -- my first
10 question to staff is, does --

11 MR. MEEK: These areas here --

12 MEMBER DOYLE: Yes. Exactly.

13 MR. MEEK: -- second and third floors?

14 MEMBER DOYLE: Right.

15 MR. MEEK: Yeah.

16 MEMBER DOYLE: Does -- the use of, you know,
17 decorative brick or, you know, features that just sort
18 of break up that large flat monotony, does that
19 qualify as architectural features? Or do they have to
20 be -- does a false window qualify as an architectural
21 feature?

22 MR. COLBY: You know, there's a list of
23 different items in the Code.

24 And in addition to what Ellen read, you

1 know, there's a standard that says architectural
2 features have to be 50 percent, and that includes that
3 list, arcades, arbors, windows, doors, entryways or
4 awnings.

5 And there's a second standard that requires
6 two of the -- of the following list of four features
7 for facades that face streets, and in that section it
8 requires two of the four.

9 That list is change in wall plane of at
10 least 2 feet, change in wall texture or masonry
11 patterns, transparent windows, and columns or
12 pilasters projecting 6 inches or more from the wall
13 plane.

14 So within the design standards, all these
15 different elements are highlighted as architectural
16 features. They're just regulated in different ways.

17 So I think all of those elements could be
18 considered architectural features. It's a matter of
19 how it relates to the actual standards that are
20 written into the Code.

21 MEMBER DOYLE: So Architectural Features
22 No. 2, actually, that is -- that requirement is met as
23 far as the kind of -- of plane -- you know, the kind
24 of decorative dividers that I'm talking about.

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1 VICE CHAIRMAN KESSLER: Say that again.

2 MEMBER DOYLE: Well, if you look at columns,
3 pilasters, transparent windows, changes in wall
4 texture and masonry patterns under the category of
5 Architectural Features No. 2, according to the staff
6 table, the proposed development meets that
7 requirement.

8 The requirement applies to the north and
9 east sides so --

10 MR. COLBY: Yeah. The west side of the
11 building, because it's not a street-facing facade,
12 would not be subject to that standard. So because
13 it's not subject to that standard, it also means that,
14 you know, those features are not being counted as a
15 Code requirement. To the extent that there's
16 additional features on that elevation not otherwise
17 required, it's in excess of the minimum Code
18 requirement; however, it does not meet that 50 percent
19 standard which is in the -- which is a separate
20 standard.

21 MEMBER DOYLE: Yeah. So some of the
22 50 percent standard that we're talking about for No. 1
23 might apply to the south face or to the west face;
24 correct?

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1 VICE CHAIRMAN KESSLER: So the only side it
2 doesn't apply to is the west side because all the
3 others are on a roadway.

4 MEMBER DOYLE: I guess what I'm trying to --
5 trying to determine here is that -- we're just -- if
6 we just consider the north face of the building by
7 itself and not the other four faced facades,
8 objectively could we say that the north face meets the
9 architectural feature requirements?

10 MS. JOHNSON: Architectural Features No. 2,
11 yes.

12 MEMBER DOYLE: And No. 1.

13 MS. JOHNSON: And No. 1?

14 I don't believe it would meet.

15 MEMBER DOYLE: Okay.

16 MR. MEEK: Can I just ask a clarification?

17 I -- you're using 2 but then you were citing
18 a list that -- in the Code there's three standards
19 under A. It's A-1, -2, -3.

20 Are you referring to the staff chart or to
21 the Code section?

22 MEMBER DOYLE: I'm referring to the staff
23 chart and staff report on page 7 --

24 MR. MEEK: Staff report. Okay.

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1 MEMBER DOYLE: -- under "Building
2 Architecture."

3 MR. MEEK: Okay. Because those numbers
4 don't quite comport.

5 MEMBER DOYLE: Yeah. I apologize.

6 MR. MEEK: It's okay.

7 VICE CHAIRMAN KESSLER: Brian, what page are
8 you on?

9 MEMBER DOYLE: Page 7 of the staff report.
10 While you're looking for that --

11 MR. MEEK: I've got it. I had been looking
12 at the actual Code, not the staff report.

13 MEMBER DOYLE: So --

14 CHAIRMAN WALLACE: It's page 9.

15 MEMBER DOYLE: This is a comment for the
16 fellow Commissioners: In that table where it says
17 "Architectural Features No. 1, 50 percent of the
18 facade is comprised of architectural features,
19 requirement applies to the north, east, and west
20 sides," at a minimum what I would prefer to see is
21 that that requirement be met for the north facade.

22 I would be comfortable with considering it
23 not being it for the east and west facades, but for
24 the north facade I would prefer to see it met.

1 And my question to you would be, given the
2 function of your building --

3 MR. MEEK: Uh-huh.

4 MEMBER DOYLE: -- is that something that you
5 think you could accommodate without having to tear up
6 your design?

7 MR. HEILMAN: It's close.

8 MR. MEEK: So by the -- well, I guess
9 there's two questions. There is the "What would it
10 take to meet 50 percent?" and then "What would that be
11 comprised of?" and "Would you count faux windows
12 towards that requirement?"

13 MR. HEILMAN: Well, here's what I would
14 consider a faux window: So we have in the design --
15 you'll see that we have these areas already basically
16 spelled out as -- these would be full windows, these
17 areas that are already on the elevation up there, as
18 you can see --

19 VICE CHAIRMAN KESSLER: You only have two up
20 there, two runs.

21 MR. HEILMAN: Well, you have two points, but
22 you have five divisions where they actually show the
23 windows on here.

24 I would make those something -- probably not

1 transparent but something that would have that rhythm
2 like what you see on the rendering. So you would
3 have -- whether it's Spandau glass or something that
4 would look similar in design to the transparent window
5 that is shown.

6 MR. MEEK: So adding three more columns.

7 MR. HEILMAN: You'd see five -- you'd see
8 what you see here. You'd see five architectural
9 elements along that facade on the north side.

10 VICE CHAIRMAN KESSLER: But why -- you know,
11 again -- and it's funny because we were having this
12 discussion earlier tonight.

13 Why just the north side? I mean, this is an
14 entrance into town. I mean, this is -- you know --

15 MEMBER DOYLE: It is not or is?

16 VICE CHAIRMAN KESSLER: It is.

17 MEMBER SPRUTH: It is.

18 MEMBER DOYLE: From the west, you're saying?

19 VICE CHAIRMAN KESSLER: This is a -- it's a
20 main -- that's a State route. That's not -- it's not
21 an internal street.

22 And coming from the west, you're coming into
23 town, you're going to see the same thing.

24 What's -- where is that -- tapped in?

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1 MEMBER DOYLE: You know, so -- I think
2 that's a --

3 VICE CHAIRMAN KESSLER: I'm a little --
4 I mean, that looks great. But this isn't that.

5 MR. HEILMAN: It's not far off, though.
6 I mean, there's a lot of variation on that facade.
7 It's flat because it's not a rendering, but there's a
8 lot of verification going on on that elevation.

9 VICE CHAIRMAN KESSLER: You mean like
10 where you show the west elevation there you've got
11 three rows of windows and a --

12 MR. HEILMAN: But you have --

13 MR. MEEK: There's color; there's material.
14 You've got four materials. You've got variation,
15 four different materials; you have differing roof
16 heights with the metal panels up at the top there.
17 And, like I say, four different materials.

18 We can do some additional rhythm along that
19 side. You have three transparent windows that line up
20 with hallways. We could do a few more of that.

21 But there's a lot already going on on that
22 elevation between material and variation. That's just
23 not a flat wall.

24 VICE CHAIRMAN KESSLER: Well, you have mass

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1 and it runs the entire length of the building, broken
2 up three times between the second and third floor.

3 MR. HEILMAN: One, two, three, four --
4 I see six.

5 VICE CHAIRMAN KESSLER: What are we looking
6 at? I see one row, two rows, three rows. And then
7 you have that long -- and how long --

8 MR. HEILMAN: But you go from -- on this
9 elevation -- so one, two, three, four, five, six,
10 seven.

11 VICE CHAIRMAN KESSLER: Yeah, but that's
12 something to really think about. That mass is going
13 to be that band running right through the -- it's all
14 one long --

15 MR. HEILMAN: It's a building. I mean,
16 it --

17 VICE CHAIRMAN KESSLER: It's pretty massive.

18 CHAIRMAN WALLACE: I'm wondering -- Rita --

19 MS. TUNGARE: Yes.

20 CHAIRMAN WALLACE: -- I think that this
21 predates Russ' time, but I know that this same
22 question came up with another development, the Costco,
23 when that was before the Plan Commission.

24 Did you work on that?

1 MS. TUNGARE: I did. It was a long
2 time ago.

3 CHAIRMAN WALLACE: And the same question
4 came up, and I don't -- I can't envision how it's
5 still in my head, but I know that the -- you know,
6 their issue was they had an internal layout, they --
7 that was their layout. And it was a big box.

8 And one of the questions that we had for
9 them is, you know, this is -- there is no articulation
10 over a very long strip right on -- and similar, you
11 know, it's right on Randall Road.

12 But the solution that we came up with, I --
13 I recall it was a good solution and it was amenable to
14 all the parties.

15 MS. TUNGARE: And I think part of the
16 solution that we came up with is we recognized that it
17 necessarily may not have been as many opportunities
18 for articulation.

19 So what they did was they went along with
20 different colors of the brick for the facade. That's
21 what we did, is we did not -- you know, they came up
22 with some modulation to different colors of the brick.

23 You know, literally -- I think -- it wasn't
24 more on the face surfaces as much as the surface was a

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1 different color.

2 VICE CHAIRMAN KESSLER: But they did do more
3 pilaster work.

4 MS. TUNGARE: With changes to the pilasters.

5 CHAIRMAN WALLACE: And even with the
6 downspouts. I remember they -- I think that was part
7 of the articulation, which ended up, I think,
8 looking -- I mean, it is what it is. It's a huge
9 building but --

10 MS. TUNGARE: It's still a Costco.

11 CHAIRMAN WALLACE: Yeah.

12 MS. TUNGARE: It's still a Costco.

13 MEMBER DOYLE: And I would say that's sort
14 of the direction where I was -- I'm hoping to see this
15 go, that a pilaster might not technically meet that
16 requirement as detailed in the staff table, but I
17 would be more comfortable granting that variation,
18 that deviation, if there was a -- if there's a good
19 faith attempt to add some of those architectural
20 details, whether they are false windows or extra
21 pilasters, to break up that long -- I mean, this
22 isn't -- this is a very commercial use for this
23 building, and I think this is the right location for
24 this kind of business. I -- as -- everything else

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1 about the building and the proposal I think is really
2 strong.

3 But I do agree with Tim that this is the
4 west gateway to our downtown business district. And
5 if we've done this in the past for another big box
6 store I think we would be remiss if we weren't
7 exploring that possibility now.

8 VICE CHAIRMAN KESSLER: I agree.

9 CHAIRMAN WALLACE: Well, my biggest concern
10 is the west face of -- I mean, of course, the north
11 face is a concern, but I think that you're addressing
12 that. But the west face of the building, especially
13 given the fact that we have a detention area there and
14 we don't have the landscaping along that side of it,
15 you know -- that would help to break it up if we did
16 have --

17 MR. MEEK: We do have pine trees. I'm not
18 sure how big they're going to be when they're planted,
19 but we do have, I think, about eight or nine along the
20 west face. It's not a hedgerow but there is
21 something.

22 CHAIRMAN WALLACE: Are they on the west side
23 of that area, that retention area?

24 MR. MEEK: They are west of the retaining

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1 wall, yeah -- or the retention pond. Excuse me.

2 MEMBER DOYLE: It's on page 37 of the
3 document.

4 CHAIRMAN WALLACE: Yeah.

5 MR. MEEK: Right.

6 MR. HEILMAN: So we were just discussing --
7 I think we're amenable to doing something by breaking
8 up this west facade if we did something with another
9 element in the middle, some additional -- the other --

10 MR. MEEK: You mean brick? A brick element
11 here maybe?

12 MR. HEILMAN: Brick element, brick element
13 here.

14 VICE CHAIRMAN KESSLER: Even --

15 CHAIRMAN WALLACE: Even differences in
16 coloration. I mean, it doesn't have to be something
17 where you're completely changing the architecture of
18 the building. I don't think that's our role to, you
19 know --

20 MR. HEILMAN: Well, I think just -- we like
21 to do things nicely. So as opposed to just showing a
22 different color, I'd rather do something that is
23 harmonious -- we already have four materials. I don't
24 want to introduce just another color. I'd rather do

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1 something with a structure and make it look like it --

2 VICE CHAIRMAN KESSLER: So you would just --
3 you know, projecting --

4 MR. HEILMAN: Right. You know, these
5 project about a foot, foot and a half so --

6 VICE CHAIRMAN KESSLER: Yeah.

7 MR. HEILMAN: -- do that on that west --

8 MR. MEEK: It would make the west more like
9 this in terms of having another brick element here.

10 Right now the west only has one brick
11 pilaster, so it would add that, breaking up that mass
12 kind of in the center, you know, here.

13 VICE CHAIRMAN KESSLER: And that's the mass
14 that I'm talking about.

15 MR. MEEK: Right.

16 VICE CHAIRMAN KESSLER: You know, and this
17 isn't -- you know, this is not -- they're not
18 unattractive buildings. That's not unattractive. But
19 it's a warehouse. And we don't want it to look like a
20 warehouse driving into town.

21 CHAIRMAN WALLACE: Oh, yeah. You could have
22 the most attractive material in the world, but if you
23 have a thousand feet of it, it becomes not attractive
24 anymore, you know.

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1 MR. HEILMAN: Yeah. Yeah.

2 VICE CHAIRMAN KESSLER: That's a big
3 building, a lot of mass.

4 So how do we --

5 MEMBER DOYLE: I have a procedural question,
6 then, for staff.

7 So we're still in the public hearing; is
8 that correct?

9 CHAIRMAN WALLACE: Correct.

10 MEMBER DOYLE: Okay. So I guess my first
11 question for the Plan Commission is, do we need any
12 more information about this approach, about the use of
13 pilasters or decorative colors on the facades --

14 VICE CHAIRMAN KESSLER: Well, I wonder do we
15 need to -- I mean, do we need to see it? I mean, do
16 we need to know that it's done or --

17 MEMBER DOYLE: Well, I'm talking right now
18 about the public hearing. In the interest of making a
19 recommendation, do we need more information about what
20 that kind of feature is, or do we feel like, based on
21 conversation with staff and what you recall about
22 having been done with Costco, that we have enough
23 information to make the recommendation to --

24 VICE CHAIRMAN KESSLER: -- close the public

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1 hearing?

2 MEMBER DOYLE: Yeah.

3 CHAIRMAN WALLACE: And I think -- maybe,
4 Russ, you can confirm this.

5 But I think that, if we did close the public
6 hearing and then made a motion subject to resolution
7 of comments raised by Plan Commissioners during the
8 public hearing, that that would be sufficient --
9 I mean, we put it in staff's court, you know, to come
10 up with something with the Applicant that addresses
11 the comments that we make during the public hearing.

12 And I think it's kind of up to our judgment
13 to determine whether we think that the Applicant is
14 willing to do that, you know, because we -- we do let
15 it go if we close the public hearing.

16 MEMBER DOYLE: Yeah. Well, I'm kind of
17 thinking that if we make a recommendation -- let's --
18 for sake of argument, we make a recommendation to
19 approve the application to P&D and we attach to that a
20 condition that some good faith effort -- that the
21 Applicant work with staff to remedy this particular
22 aspect of the application, we leave it to P&D to
23 assess that and to determine whether or not they're
24 going to go forward with it, and ask staff to work

1 with the Applicant to make that happen.

2 I don't think that pilasters are going to
3 qualify to make -- to make the application meet that
4 one requirement as detailed on -- in the staff table.
5 And so I wouldn't want to go that far to say it's
6 conditioned upon meeting that requirement.

7 It's really more of a -- it's a subjective
8 matter of how many -- how many decorative features are
9 going to soften it so that we say, "Yeah, that's
10 better.

11 CHAIRMAN WALLACE: I think it would be
12 overly burdensome for us to say that it has to have
13 exactly, you know, 14 points of articulation or
14 something like that.

15 I mean, I think that we need to leave it
16 open for staff to make a subjective determination of
17 whether it meets the guidelines, you know, that were
18 laid down.

19 MR. MEEK: And just so I'm clear, you're
20 talking about the standard that is the 50 percent of
21 the facade be comprised of architectural features?

22 CHAIRMAN WALLACE: Right. Correct.

23 MR. MEEK: You mentioned pilasters a few
24 times although that wasn't specifically called out --

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1 I guess it was sort of by reference.

2 MEMBER DOYLE: That's correct. So the
3 requirement that is not being met is 50 percent of the
4 facade is comprised of architectural features.

5 MR. MEEK: Right.

6 MEMBER DOYLE: And based on what Russ read,
7 pilasters and fake windows don't technically qualify
8 to meet that requirement.

9 MR. MEEK: Right.

10 MEMBER DOYLE: And so we would not be
11 suggesting that the application be conditioned -- or
12 that our recommendation be conditioned to meet that
13 requirement --

14 MR. MEEK: Right.

15 MEMBER DOYLE: -- but that, rather, you work
16 with staff to find --

17 MR. MEEK: It's sort of a -- if I can
18 interrupt, it's sort of --

19 VICE CHAIRMAN KESSLER: Yes.

20 MR. MEEK: It may be a variation granted to
21 that bigger standard but, in lieu of, you're also
22 providing these other features which aren't
23 technically architectural features but are addressing
24 similar concerns about the look and the feel of the

1 building through these other mechanisms, that you're
2 giving -- you're proposing, I guess, to give staff the
3 discretion to make that determination that what we
4 come back with before going to City Council is to
5 their satisfaction and feels like it's within the
6 parameters that you may have set forth.

7 MEMBER DOYLE: Yes. And these features, the
8 ones that we're talking about, are those that are
9 described in Features No. 2 --

10 MR. MEEK: Right.

11 MEMBER DOYLE: -- which reads as follows:

12 "Street-facing facades must have two of four
13 architectural features: Change in wall plane of
14 2 feet, change in wall texture and masonry patterns,
15 transparent windows, columns/pilasters projecting
16 6 inches."

17 What -- one way that we could make this
18 fairly objective -- right now two of those -- at least
19 two of those are being met.

20 I mean, we could say, "In lieu of
21 Architectural Features No. 1, street-facing facades
22 must have three of those four architectural
23 features" -- or something of that -- that just says,
24 "In lieu of this other thing, we'd ask you to consider

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1 more additional features of that secondary type" to
2 break up this sort of long, sort of monotonous
3 appearance of the facade.

4 MR. MEEK: Uh-huh.

5 CHAIRMAN WALLACE: Tim.

6 VICE CHAIRMAN KESSLER: I'm not so sure that
7 that would -- I think if we put a standard on it --
8 I think we may get more if we don't have a standard on
9 it, to tell you the truth.

10 MEMBER SPRUTH: Yeah.

11 VICE CHAIRMAN KESSLER: I think they've got
12 a pretty good idea where we're headed with this, and
13 I think staff has a pretty good idea of where we're
14 headed with this.

15 Well --

16 CHAIRMAN WALLACE: I think the Applicant has
17 said that they're willing to do that.

18 MR. HEILMAN: If we simplified it and said
19 that we would make all four elevations consistent with
20 each other to a reasonable degree --

21 MEMBER DOYLE: I think -- I think --

22 MR. HEILMAN: -- meaning -- the west
23 elevation is not really as articulated as the other
24 three. We would bring it up to the same level of

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1 articulation.

2 VICE CHAIRMAN KESSLER: But you want to be a
3 little careful of that because the north elevation --

4 MR. HEILMAN: Understood that has to be to a
5 greater degree.

6 VICE CHAIRMAN KESSLER: To a greater degree.
7 And then the others to that similar degree, then yes.
8 Then that would be acceptable.

9 But I have no -- I want to be careful --
10 I'm sorry, Brian.

11 I just want to be careful about us trying to
12 set the standard that we want them to meet simply
13 because we -- we may get more than that standard if we
14 let them be creative with it.

15 MEMBER DOYLE: I agree. I just want to be
16 somewhat clear in what we're asking the Applicant and
17 the -- and staff to do.

18 So I think what we're saying, then -- if
19 there's no objective standard, what we're saying is
20 that we would recommend that the Applicant work with
21 staff to include additional street-facing facade
22 features such as changes in wall plane, changes in
23 wall texture and masonry patterns, transparent
24 windows, and/or columns/pilasters projecting

1 6 inches in lieu of meeting the requirement that
2 50 percent of the facade needs to be comprised of
3 architectural features.

4 Those are the kinds of remedies that we're
5 talking about.

6 VICE CHAIRMAN KESSLER: You're just
7 describing some of the remedies that then they could
8 use?

9 MEMBER DOYLE: Yes, as detailed in -- which
10 comes straight from the language in the staff report.

11 MR. MEEK: So it would still be a deviation
12 from Architectural Standard No. 1 of 50 percent
13 with -- in lieu of this classification.

14 VICE CHAIRMAN KESSLER: Correct.

15 MR. MEEK: Yeah.

16 VICE CHAIRMAN KESSLER: Rita, did you have a
17 comment?

18 MS. TUNGARE: No. I think all I would add
19 is that, you know, it's not the Plan Commission's job
20 necessarily to design the building, but I think the
21 direction in which Commission Member Doyle was going
22 when he just articulated makes sense.

23 Because that way they go back to the drawing
24 board and start, you know, looking at the

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1 architectural elevations. They have some flexibility
2 in looking at what would work best for them.

3 VICE CHAIRMAN KESSLER: I think so, too.

4 And, you know, I realize that you were --
5 we're not -- it's not up to us to design the building.
6 But it is a PUD, and it is, you know, for the benefit
7 of the community. And the fact that it is in the
8 location that it's in, we're --

9 MR. MEEK: We respect -- we appreciate and
10 respect your local perspective on this. We don't live
11 here. You do. And it's good to have -- the exercise
12 is fine. So thank you.

13 MEMBER DOYLE: Mr. Chairman, I would move
14 that we close the public hearing.

15 VICE CHAIRMAN KESSLER: I will second that.

16 CHAIRMAN WALLACE: Okay. Any discussion on
17 the motion?

18 (No response.)

19 CHAIRMAN WALLACE: Tim.

20 VICE CHAIRMAN KESSLER: Spruth.

21 MEMBER SPRUTH: No.

22 VICE CHAIRMAN KESSLER: Doyle.

23 CHAIRMAN WALLACE: Wait a minute.

24 Closing the public hearing?

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1 MEMBER SPRUTH: Oh, to close? Yes.

2 Sorry.

3 VICE CHAIRMAN KESSLER: Doyle.

4 MEMBER DOYLE: Yes.

5 VICE CHAIRMAN KESSLER: Frio.

6 MEMBER FRIO: Yes.

7 VICE CHAIRMAN KESSLER: Pretz.

8 MEMBER PRETZ: Yes.

9 VICE CHAIRMAN KESSLER: Wallace.

10 CHAIRMAN WALLACE: Yes.

11 VICE CHAIRMAN KESSLER: Kessler, yes.

12 CHAIRMAN WALLACE: All right. The public
13 hearing is closed.

14 And moving on to Item 7 on the agenda,
15 Metro Storage, 2623 Lincoln Highway, Metro Storage,
16 LLC, application for special use for planned unit
17 development, application for PUD preliminary plan.

18 Before I entertain a motion, the other thing
19 that I wanted to point out from earlier in the
20 discussion during our public hearing was a condition
21 for additional articulation of the western retaining
22 wall, so I'm thinking that maybe that should be
23 something that also should be a condition.

24 VICE CHAIRMAN KESSLER: Well -- and I don't

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1 disagree. And I was going to suggest to Brian -- why
2 don't you start running with this because there's --
3 there are a number of things that have come up.

4 MEMBER DOYLE: Okay. I'm going to follow my
5 typical pattern, which is make the main motion, and
6 then we'll decide what we want to add to it.

7 So let me just find language here. Pardon
8 me.

9 Okay. I move to recommend approval to the
10 Planning & Development Committee of an application for
11 special use for a planned unit development and an
12 application for PUD preliminary plan for Metro
13 Storage, 2623 Lincoln Highway, Metro Storage, LLC,
14 subject to resolution of all outstanding staff
15 comments.

16 VICE CHAIRMAN KESSLER: Second.

17 MEMBER PRETZ: Second.

18 VICE CHAIRMAN KESSLER: Sorry.

19 MEMBER DOYLE: Now I would move to amend
20 that we add to the main motion a condition -- that the
21 recommendation for approval be conditioned upon the
22 Applicant making a good faith effort to work with
23 staff to add additional street-facing facade features
24 such as change in wall plane, change in texture/

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1 masonry patterns, transparent windows, and/or
2 additional columns or pilasters in lieu of meeting the
3 50 percent of facade being comprised of architectural
4 features requirement, as detailed on page 7 of the
5 staff report.

6 VICE CHAIRMAN KESSLER: If I could just ask
7 you to be more clear on that.

8 You said "street-facing." The west
9 elevation doesn't face a street but that -- you meant
10 to include that, as well?

11 MEMBER DOYLE: Yes, all four facades.

12 CHAIRMAN WALLACE: Okay. So the main motion
13 is to recommend approval subject to staff comments,
14 and there is a motion to amend that is on the table.

15 Is there a second to that motion?

16 MEMBER PRETZ: I'll second.

17 CHAIRMAN WALLACE: Okay. It's been moved
18 and seconded.

19 Discussion on the motion to amend?

20 MEMBER DOYLE: I just have a question for
21 staff.

22 Is the motion to amend clear?

23 MS. JOHNSON: Yes.

24 MR. COLBY: Yes.

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1 CHAIRMAN WALLACE: Wait. What did you say?

2 MEMBER DOYLE: "Is the motion to amend
3 clear?"

4 CHAIRMAN WALLACE: Okay.

5 All right. Let's vote on the motion to
6 amend.

7 VICE CHAIRMAN KESSLER: Spruth.

8 MEMBER SPRUTH: No.

9 VICE CHAIRMAN KESSLER: Doyle.

10 MEMBER DOYLE: Yes.

11 VICE CHAIRMAN KESSLER: Frio.

12 MEMBER FRIO: Yes.

13 VICE CHAIRMAN KESSLER: Pretz.

14 MEMBER PRETZ: Yes.

15 VICE CHAIRMAN KESSLER: Wallace.

16 CHAIRMAN WALLACE: Yes.

17 VICE CHAIRMAN KESSLER: Kessler, yes.

18 CHAIRMAN WALLACE: All right. So now the
19 main motion is for approval subject to staff comments
20 and, also, subject to --

21 MEMBER PRETZ: Excuse me.

22 Were you going to make another motion?

23 MEMBER DOYLE: Regarding the retaining wall?

24 MEMBER PRETZ: Correct.

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1 MEMBER DOYLE: No, I'm not going to.

2 Someone else is free to, though.

3 (An off-the-record discussion was held.)

4 CHAIRMAN WALLACE: All right. I'll make a
5 motion to amend the main motion to also condition the
6 approval on additional articulation of the western
7 retaining wall.

8 MEMBER PRETZ: Second.

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

11 Discussion on that motion?

12 MEMBER DOYLE: I have a question.

13 Does the -- the retaining wall, is there a
14 facade for the wall that faces west?

15 So it doesn't only face east towards the
16 bays? It faces west, as well?

17 MR. HEILMAN: Yes.

18 CHAIRMAN WALLACE: No, it all faces west.
19 The retaining wall?

20 MEMBER DOYLE: Well, there two parts of it;
21 right?

22 There's a -- there is a part that is
23 immediately adjacent to the drive --

24 MR. WALKER: There's a 6-foot wall that's

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1 immediately adjacent to the drive. There is a
2 3-foot wall that would face the building on the
3 opposite side of the detention basin, and that wall
4 does kind of continue on and makes one gigantic U
5 around the detention basin.

6 MEMBER DOYLE: So the 3-foot wall --

7 MR. WALKER: The 3-foot wall faces the
8 building. The 6-foot wall faces the west.

9 MEMBER DOYLE: The 6-foot wall faces the
10 west? I see.

11 VICE CHAIRMAN KESSLER: So that the
12 retaining wall projects above grade 3 feet?

13 MR. WALKER: On the west side. There's a --
14 if you look up on the top there, you have the pine
15 trees along the property line.

16 That is then coming uphill. You're going to
17 get to the top of that berm. You're going to come
18 down a little bit, and then you're going to come down
19 a 3-foot wall. You'll have a pretty flat bottom, a
20 wetland basin bottom, and then you're going to come
21 back up 6 feet, and then you're going to hit the
22 driveway.

23 VICE CHAIRMAN KESSLER: And on the driveway
24 side, how tall is that wall going to be?

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1 MR. WALKER: 6 feet. Between 5 and 6 feet
2 depending on the grades of the parking lot.

3 CHAIRMAN WALLACE: So if you're at 0, you go
4 down 6 --

5 MR. WALKER: Correct.

6 CHAIRMAN WALLACE: -- and then up 3 --

7 MR. WALKER: Yeah.

8 VICE CHAIRMAN KESSLER: Yeah, but how --

9 CHAIRMAN WALLACE: -- correct?

10 MR. WALKER: Right.

11 VICE CHAIRMAN KESSLER: If I'm standing
12 here, is this wall 6 feet high next to me?

13 MR. WALKER: No. 6 feet below you.

14 VICE CHAIRMAN KESSLER: That's what I'm
15 getting at. So this doesn't project above this grade
16 at all?

17 MR. WALKER: No, not at all.

18 VICE CHAIRMAN KESSLER: Okay.

19 MEMBER DOYLE: Otherwise --

20 CHAIRMAN WALLACE: So my reason for my
21 motion is because you have that 6-foot wall visible
22 from the west. So that was my reason for wanting
23 articulation in that wall.

24 MEMBER DOYLE: Now, I have another question

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1 regarding your motion.

2 The Applicant, while we were discussing this
3 during the public hearing, said that they would look
4 at some sort of vine that would soften the appearance
5 of the wall.

6 Do you consider that to be a remedy? Is
7 that a type of articulation, or do you want masonry
8 articulation?

9 CHAIRMAN WALLACE: No. I mean, I think,
10 again, it's up to the Applicant and staff to work
11 together to, you know, achieve the objectives that we
12 talked about.

13 And if it's vegetation, then fine. I just
14 don't want a blank 6-foot wall.

15 MEMBER DOYLE: Okay.

16 VICE CHAIRMAN KESSLER: Just for reference,
17 there -- we have a similar condition on Dean Street at
18 the entrance to the Foundry Park --

19 CHAIRMAN WALLACE: Correct.

20 VICE CHAIRMAN KESSLER: -- where we've got
21 those huge walls.

22 MEMBER DOYLE: Uh-huh.

23 VICE CHAIRMAN KESSLER: And there is some
24 articulation there because what they actually did was

1 they went up and terraced back. And I don't think you
2 have that kind of space here.

3 MR. HEILMAN: Correct, which is why we asked
4 for the deviation. There's not enough width.

5 CHAIRMAN WALLACE: Is that -- that's clear
6 enough, Russ?

7 MR. COLBY: Yes.

8 VICE CHAIRMAN KESSLER: Are we discussing
9 this still?

10 CHAIRMAN WALLACE: Yeah. We're still
11 discussing the motion to amend.

12 VICE CHAIRMAN KESSLER: I know. I want
13 to -- can I ask -- I would like to ask the Applicant,
14 what does that -- I mean, what do you think of that?
15 Is it something that you'd be amenable to?

16 MR. HEILMAN: No, I agree. I understand
17 your concern. I had the same concern. We do have
18 trees on that western line which will have some degree
19 of opaqueness to them.

20 VICE CHAIRMAN KESSLER: Right. Right.

21 MR. HEILMAN: However, we understand the
22 concern. We will research, we'll -- what options we
23 have and take a look at what we can do to break that
24 expanse up or something.

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1 VICE CHAIRMAN KESSLER: Okay. Very good.

2 CHAIRMAN WALLACE: All right.

3 On the motion to amend, Tim.

4 VICE CHAIRMAN KESSLER: Spruth.

5 MEMBER SPRUTH: Motion to amend?

6 MR. COLBY: Was there a second on the motion
7 to amend?

8 CHAIRMAN WALLACE: Yeah.

9 MEMBER PRETZ: Yes.

10 MEMBER SPRUTH: What are we voting on now?

11 MEMBER DOYLE: Motion to amend to add
12 articulation on the retaining wall.

13 MEMBER SPRUTH: No.

14 Is this your motion?

15 MEMBER DOYLE: That's just the motion to
16 amend.

17 MEMBER SPRUTH: Sorry.

18 Yes.

19 CHAIRMAN WALLACE: Okay.

20 VICE CHAIRMAN KESSLER: Okay.

21 Doyle.

22 MEMBER DOYLE: Yes.

23 VICE CHAIRMAN KESSLER: Frio.

24 MEMBER FRIO: Yes.

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1 VICE CHAIRMAN KESSLER: Pretz.
2 MEMBER PRETZ: Yes.
3 VICE CHAIRMAN KESSLER: Wallace.
4 CHAIRMAN WALLACE: Yes.
5 VICE CHAIRMAN KESSLER: Kessler, yes.
6 CHAIRMAN WALLACE: All right. So now we're
7 back to the main motion.
8 Is there any further discussion on that
9 motion?
10 (No response.)
11 VICE CHAIRMAN KESSLER: Spruth.
12 MEMBER SPRUTH: No.
13 VICE CHAIRMAN KESSLER: Doyle.
14 MEMBER DOYLE: Yes.
15 VICE CHAIRMAN KESSLER: Frio.
16 MEMBER FRIO: Yes.
17 VICE CHAIRMAN KESSLER: Pretz.
18 MEMBER PRETZ: Yes.
19 VICE CHAIRMAN KESSLER: Wallace.
20 CHAIRMAN WALLACE: Yes.
21 VICE CHAIRMAN KESSLER: Kessler, yes.
22 CHAIRMAN WALLACE: All right. That passes
23 by a vote of 5 to 1, and that concludes Item No. 7 on
24 our agendas.

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1 MR. HEILMAN: Thank you.

2 MR. MEEK: Thank you.

3 VICE CHAIRMAN KESSLER: Thank you,
4 gentlemen.

5 CHAIRMAN WALLACE: Any additional business
6 from Plan Commission members?

7 (No response.)

8 CHAIRMAN WALLACE: Staff?

9 MEMBER DOYLE: Yes.

10 I would like to report out on the
11 P&D Committee discussion regarding the inclusionary
12 housing ordinance.

13 I don't know if maybe you saw the coverage
14 in the media about this, but there was a fairly robust
15 discussion about it which centered primarily on
16 questions regarding why the State, IHDA, changed the
17 formula for how affordable housing is calculated and
18 whether or not the -- I -- the way I look -- the way
19 I would say it is that we were tracking at 23 percent
20 share of affordable housing, now we're tracking at
21 8.6, 8 point -- I'm sorry -- 11.2?

22 MR. COLBY: 11.2.

23 MEMBER DOYLE: 11.2?

24 And why this -- it's a big, big difference

1 and what -- and what's the basis of that difference
2 and why should we trust the State's numbers more so
3 than our own local numbers and whether or not that
4 simple formula change was enough reason to reinstate
5 the requirements of the inclusionary housing ordinance
6 under local development.

7 The other thing that I heard the P&D members
8 say is that they would like to see some sort of
9 grandfather or, you know, stipulation that any
10 development applications that are in the pipeline
11 right now would be exempt from any changes if it went
12 back into effect.

13 I don't know what -- the P&D Committee
14 tabled it. It wasn't tabled definitely; it seemed
15 like it was tabled indefinitely.

16 MS. TUNGARE: They did not give a specific
17 date, that's correct.

18 MEMBER DOYLE: Right. So I don't know where
19 that leaves the Plan Commission. I mean, obviously,
20 our recommendation was tabled, as was the Housing
21 Commission's.

22 Does it go back to the Housing Commission?
23 Does it go back to the Plan Commission? Does it just
24 sort of --

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1 MS. TUNGARE: No. It goes back to
2 P&D Committee. It's out of Housing Commission and
3 it's out of Plan Commission, and so now it just goes
4 back to Planning & Development Committee.

5 MEMBER DOYLE: And when do they take it up
6 again?

7 MS. TUNGARE: What are we planning on doing
8 with it?

9 MS. JOHNSON: I don't know what --

10 MR. COLBY: Yeah. It hasn't been specified
11 if or when it will come back, just to clarify, because
12 the committee didn't specify a date. You know, we
13 have any item that can be placed on the agenda.

14 It's really at the discretion of the
15 committee if they wish to continue to discuss it
16 further, so we don't know necessarily if or when it
17 will be back.

18 MEMBER DOYLE: Well, I would just like to
19 offer the following observation to staff -- I was
20 thinking about this after the P&D Committee meeting.
21 And it was reported to the media that IHDA just sits
22 around looking at each other at their meetings because
23 nobody is actually taking any appeals to them or doing
24 anything.

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1 And I think that -- while I stand by the
2 Commission's recommendation to P&D, I think that the
3 committee members raised some legitimate questions
4 about why are the State's numbers more valid than
5 staff's own numbers, given that staff was following
6 the previous formula and that it's based on more local
7 data.

8 I think it would be intriguing, at least, if
9 we -- if someone in the City went to IHDA and said,
10 "These are questions that our City Council have
11 brought forth, and we would like your input on them,
12 specifically on whether -- on the validity of our own
13 numbers, the 23 percent figure, and" -- you know,
14 additional information on what drove the change in the
15 State formula.

16 MS. TUNGARE: And that conversation has
17 been had.

18 MEMBER DOYLE: Okay.

19 MS. TUNGARE: Ellen has already had that
20 conversation several months ago.

21 MEMBER DOYLE: Okay.

22 MS. TUNGARE: And we provided them to -- so,
23 yes, that conversation has been had. That's a good
24 point.

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1 MEMBER DOYLE: Okay.

2 MS. JOHNSON: I shared our affordability
3 analysis with IHDA and asked them to take a look at
4 our formula.

5 And it basically said our formula has merit
6 and the fact that we use local numbers is a good thing
7 for our own purposes but that they can't do that sort
8 of deep analysis for every community in the state.

9 So they tend to use more standard numbers
10 from the census, the -- and the American Community
11 survey just for their -- you know, simplicity
12 purposes. And that they can't accept our formula as
13 different than the formula for the rest of the state.

14 So they have their standard formula, and
15 they said that they're glad we have, you know, taken
16 the initiative but, in their eyes, they will continue
17 to use their formula.

18 MEMBER DOYLE: Okay.

19 I think when it does come up and if a member
20 of the Commission is there in the audience to comment
21 to the P&D Committee on our recommendation, I would be
22 personally interested in having whatever background
23 might be available on that because the committee's --
24 the committee's questions implicitly call into

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1 question our recommendation, and I think there's some
2 legitimate questions there.

3 And I would just -- I would like to know,
4 sort of for my own edification, what the answers to
5 those questions are so we can back up our
6 recommendation.

7 So I don't know how that happens, but that's
8 sort of why I brought it up.

9 CHAIRMAN WALLACE: Anything else, staff?

10 MR. COLBY: (No verbal response.)

11 CHAIRMAN WALLACE: Okay. Weekly development
12 report.

13 I'm wondering if we can -- I know, in
14 reviewing the report, the Prairie Center --

15 MR. COLBY: Yes.

16 CHAIRMAN WALLACE: -- has come up as a
17 concept plan.

18 Do you have any idea what the time frame is
19 for that coming before us for the first time?

20 MR. COLBY: We don't. I think it could be
21 as early as the first meeting in December, but the
22 date has not been finalized.

23 MS. TUNGARE: That is to be determined.

24 CHAIRMAN WALLACE: Okay. At what point do

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1 you think you're going to post the concept plan
2 online? Will it be when you post the first packet
3 that --

4 MR. COLBY: It is currently posted. I can
5 provide the link to the Plan Commission members so you
6 can see the plan document.

7 CHAIRMAN WALLACE: That would be good.

8 MR. COLBY: It is posted with the
9 development projects.

10 CHAIRMAN WALLACE: Would you mind e-mailing
11 that just so we can kind of get a head start on that?

12 I have a feeling that that's something that
13 will be with us for a while so --

14 MS. TUNGARE: We'll send you the link on
15 that.

16 CHAIRMAN WALLACE: All right.
17 Anything else on the development report?

18 (No response.)

19 CHAIRMAN WALLACE: Okay. Upcoming meetings.
20 Do we have agenda items for the next
21 three meetings?

22 MR. COLBY: For the next meeting on the 8th
23 we do.

24 The meeting on the 22nd, we do not. Our

Metro Storage, LLC at 2623 Lincoln Highway
Conducted on November 17, 2015

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1 intent would be to try to cancel that meeting if it's
2 at all possible.

3 CHAIRMAN WALLACE: That's kind of what I was
4 leading to, too.

5 MEMBER DOYLE: Which one is that?

6 CHAIRMAN WALLACE: The 22nd, December 22nd.

7 VICE CHAIRMAN KESSLER: Yeah.

8 CHAIRMAN WALLACE: If we could. I mean,
9 obviously, unless there's something urgent but --

10 MR. COLBY: Yes. At this point we're not
11 scheduling items for that.

12 CHAIRMAN WALLACE: All right.

13 Anything else?

14 (No response.)

15 CHAIRMAN WALLACE: All right. Is there any
16 public that -- no.

17 So I --

18 VICE CHAIRMAN KESSLER: We have one public.

19 CHAIRMAN WALLACE: Would you like to comment
20 on anything?

21 THE COURT REPORTER: No. I'm good.

22 CHAIRMAN WALLACE: Okay. Those are the
23 comments you can make.

24 Is there a motion to adjourn?

Metro Storage, LLC at 2623 Lincoln Highway
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VICE CHAIRMAN KESSLER: So moved.

CHAIRMAN WALLACE: Is there a second?

MEMBER FRIO: Second.

CHAIRMAN WALLACE: All right. It's been
moved and seconded.

All in favor?

(Ayes heard.)

CHAIRMAN WALLACE: Opposed?

(No response.)

CHAIRMAN WALLACE: This meeting of the
St. Charles Plan Commission is adjourned at 8:37 p.m.

(Off the record at 8:37 p.m.)

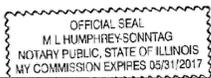
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CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CCP, FAPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of November, 2015.

My commission expires: May 31, 2017

Notary Public in and for the
State of Illinois