

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, AUGUST 18, 2015**

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Members Present: Chairman Todd Wallace  
Vice Chair Tim Kessler  
Jim Holderfield  
Laura Macklin-Purdy  
Tom Pretz  
Michelle Spruth  
Tom Schuetz  
Dan Frio  
Brian Doyle

Members Absent: None

Also Present: Russell Colby- Planning Division Manager  
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 August 4, 2015 meeting.**

**Motion was made by Vice Chair Kessler, seconded by Mr. Schuetz and unanimously passed by voice vote to accept the minutes of the August 4, 2015 meeting.**

**4. Kirk Rd. St. Charles Subdivision (Venture One Acquisitions, LLC)(Kirk Rd. south of Legacy Business Park)**

Application for Preliminary and 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 to recommend approval for the application for Preliminary and Final Plat of Subdivision for the Kirk Road St. Charles Subdivision, Venture One Acquisitions, LLC, Kirk Road south of Legacy Business Park, subject to resolution of staff comments, detailed engineering review, and approval by Kane County for the right-in, right-out. Seconded by Mr. Schuetz.**

**Minutes – St. Charles Plan Commission**  
**Tuesday, August 18, 2015**  
**Page 2**

Roll Call Vote:

Ayes: Spruth, Holderfield, Macklin-Purdy, Pretz, Wallace, Kessler, Doyle, Frio, Schuetz

Nays:

Absent:

Motion carried: 6-0

**5. Meeting Announcements**

a. Plan Commission

Tuesday, September 8, 2015 at 7:00pm Century Station Training Room

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

Tuesday, October 6, 2015 7:00pm Council Chambers

b. Planning & Development Committee

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

Monday, October 12, 2015 at 7:00 pm Council Chambers

Monday, November 9, 2015 at 5:30pm Century Station Training Room – Joint meeting  
of Plan Commission and P&D Committee

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

**7. Adjournment**

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BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

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In Re: :  
Regular Meeting including :  
Application for Preliminary :  
and Final Plat of :  
Subdivision; Property Located :  
at Kirk Road St. Charles :  
Subdivision. :

-----x

HEARING

St. Charles, Illinois 60174  
Tuesday, August 18, 2015  
7:03 p.m.

Job No.: 74371  
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
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM PRETZ, Member
- TOM SCHUETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- CHRIS BONG, Development Engineering Manager

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P R O C E E D I N G S

CHAIRMAN WALLACE: The St. Charles Planning  
Commission will come to order.

Tim, roll call.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Here.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Kessler is here.  
Wallace.

CHAIRMAN WALLACE: Here.

All right. Item 3 on the agenda,  
presentation of minutes of the August 4th, 2015,  
meeting.

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1 Is there a motion to approve?

2 VICE CHAIRMAN KESSLER: So moved.

3 MEMBER SCHUETZ: Second.

4 CHAIRMAN WALLACE: It's been moved and  
5 seconded.

6 All in favor?

7 (Ayes heard.)

8 CHAIRMAN WALLACE: Opposed?

9 (No response.)

10 CHAIRMAN WALLACE: Motion passes  
11 unanimously.

12 And on to Item 4. Item 4 is Kirk Road  
13 St. Charles Subdivision, Venture One Acquisitions,  
14 LLC, Kirk Road south of Legacy Business Park,  
15 application for preliminary and final plat of  
16 subdivision.

17 Is the Applicant here?

18 MR. GOODE: (Indicating.)

19 CHAIRMAN WALLACE: All right.

20 MR. COLBY: Yes. I'll first make a brief  
21 presentation on the staff report.

22 CHAIRMAN WALLACE: Please.

23 MR. COLBY: Okay. This application is for a  
24 one-lot industrial subdivision. The subject property

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1 is a 15-acre lot that's part of a 33-acre parcel of  
2 undeveloped land that's currently agricultural use on  
3 the east side of Kirk Road south of the Legacy  
4 Business Park.

5 The entire parcel was annexed into the city  
6 in 2015 when the Legacy Business Park was annexed into  
7 the city, and it's zoned M2, Limited Manufacturing, so  
8 it has industrial zoning.

9 The proposal right now is to subdivide to  
10 create the one 15-acre building lot, which would be on  
11 roughly the northern half of the parcel, and an  
12 industrial building has been proposed for that lot.

13 The southern portion of the property  
14 extending down to Division Street will not be  
15 subdivided at this time, and that will be presented  
16 later, along with plans for the connection with  
17 Division Street.

18 So the Plan Commission is being asked  
19 tonight to review the proposed subdivision only, not  
20 the actual development plans for the building on the  
21 lot. The owner/developer is planning to construct per  
22 the M2 zoning regulations, so they're following  
23 existing zoning requirements.

24 But there's been information provided



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1 showing what the proposed site plan is so that the  
2 Plan Commission has an understanding of how the lot  
3 access and the roads will be organized in relation to  
4 the layout of the subdivision.

5 So the request for the Plan Commission this  
6 evening is to review the proposed subdivision.  
7 Staff's reviewed the application materials, found them  
8 to be complete.

9 Their request is for a combined preliminary  
10 and final plat of subdivision. We believe that the  
11 information that's been submitted meets all Code  
12 requirements subject to a more detailed staff review  
13 of final engineering plans, which is occurring right  
14 now, but the cursory review of the documents has not  
15 identified any significant issues that would impact  
16 the layout of the subdivision that's proposed.

17 So it's the staff recommendation for  
18 approval of the combined preliminary and final plat,  
19 and that would be contingent upon resolution of staff  
20 comments and, also, approval from the Kane County  
21 Department of Transportation for the access point onto  
22 Kirk Road. A right-in, right-out access has been  
23 proposed. Kane County has jurisdiction over the  
24 roadway and would need to approve of that access point

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1 and likely enter into an intergovernmental agreement  
2 with the City of St. Charles to allow that access  
3 point.

4 With that, I'll turn it over to the  
5 Applicant, who wanted to make a brief presentation on  
6 the site plan.

7 CHAIRMAN WALLACE: And, Russ, as far as our  
8 standard of review for this application, there are no  
9 findings of fact for this type of an application?

10 MR. COLBY: That's correct. This is a  
11 proposal for a subdivision under current zoning  
12 requirements.

13 MR. BOHNE: Is there a way to get it up  
14 there, Russ?

15 MR. GOODE: If you push other buttons, the  
16 lights might go off.

17 MR. COLBY: (Indicating.)

18 MR. BOHNE: Okay. Perfect. Thank you.

19 Good evening. My name is Bill Bohne with  
20 Jacob & Hefner Associates. We're the civil engineer  
21 and surveyor on the project.

22 MR. GOODE: My name is Mark Goode. I'm a  
23 principal with Venture One Real Estate and we're the  
24 developer. We're looking forward to actually

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1 acquiring this property and subdividing it and  
2 starting construction on this building.

3 It will be about a 180,000-square-foot  
4 building. The occupants are currently a user here in  
5 St. Charles who wanted to stay in the community and,  
6 as you know, there's limited sites available for  
7 buildings of this size to build for them.

8 They employ about 250 people right now.  
9 They plan on expanding that to about 300, 350 people  
10 with this expansion. So it's a good, current occupant  
11 here in the community that wants to stay in the  
12 community, so we appreciate your looking into this  
13 matter and helping us.

14 MR. BOHNE: I'll walk you through the site  
15 plan real quick.

16 The building is situated kind of on a  
17 north/south orientation. We have two access points.  
18 The northern access point is off of the existing stub  
19 of Equity Drive. So if you head north on Equity, you  
20 get to Legacy Drive, which gives a full access point  
21 onto Kirk Road at an existing traffic signal.

22 All the truck traffic is going to come in  
23 and out this location to the east side of the site,  
24 where we have two bays of truck docks for delivery of

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1 product and removal of product to be delivered to  
2 other sites from this site.

3 We also have some car parking in the rear  
4 for certain employees that will enter on the east side  
5 of the building. The majority of the parking for the  
6 employees is located along the north and west side of  
7 the building, and that brings us to the other access  
8 point, which is a right-in, right-out access point off  
9 of Kirk Road.

10 We met with the Kane County transportation  
11 committee this morning and received a unanimous vote  
12 of approval to move forward with an intergovernmental  
13 agreement on this right-in, right-out access point.

14 Since it is a limited-access freeway, Kirk  
15 Road being a limited-access freeway, we needed that  
16 approval from the Kane County Division of  
17 Transportation, and we received that this morning, so  
18 that process will unfold over the next month or so  
19 with KDOT.

20 We also are showing an expansion area of  
21 about 78,000 square feet. That will be graded out  
22 right now during the construction of the main  
23 180,000 square feet for future expansion so it will be  
24 ready for future expansion if the owner sees fit at

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1 that time.

2 We're here to answer any questions you guys  
3 may have.

4 MR. GOODE: One other thing: The detention  
5 for this site is to the east because that's the lower  
6 end of the site. It's higher by Kirk Road, and then  
7 it goes down that way, so we put the detention at the  
8 east side of the site, next to the existing detention  
9 that's in that area right now.

10 VICE CHAIRMAN KESSLER: I do have a quick  
11 question. I just want to be clear.

12 So the subdivision that you're proposing is  
13 just this particular lot. And on this particular lot,  
14 to the south there is room for future expansion of the  
15 existing building or maybe another tenant? Or is this  
16 lot going to be -- is this owned by the tenant that  
17 you're referring to, the whole lot is?

18 MR. GOODE: We're acquiring the entire  
19 33 acres --

20 VICE CHAIRMAN KESSLER: Okay.

21 MR. GOODE: -- and then we're selling off  
22 this lot to this user at the time we acquire it --

23 VICE CHAIRMAN KESSLER: Okay.

24 MR. GOODE: -- and they'll own this

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1 building --

2 VICE CHAIRMAN KESSLER: They'll own it.

3 MR. GOODE: -- and we're building the  
4 building for them.

5 VICE CHAIRMAN KESSLER: And then they're  
6 going to have that lot.

7 MR. GOODE: They'll have that lot. And then  
8 detention that's there will be their detention  
9 specifically for this lot.

10 VICE CHAIRMAN KESSLER: Okay. And "we"  
11 being your development company, your real estate --

12 MR. GOODE: Yeah. We'll be building it on  
13 their behalf, and they'll be the owner. The user will  
14 be the owner.

15 VICE CHAIRMAN KESSLER: Who is it?

16 MR. GOODE: The company is AJR.

17 VICE CHAIRMAN KESSLER: AJR? Okay.

18 MR. GOODE: And they're here in St. Charles.  
19 They have, I think, three or four different  
20 facilities -- Mike?

21 UNIDENTIFIED SPEAKER: Three.

22 MR. GOODE: -- three different facilities  
23 now. And it makes -- it's complicated for them in the  
24 manufacturing process right now, so they wanted to

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1 consolidate and expand.

2 VICE CHAIRMAN KESSLER: Okay. Good deal.

3 Okay. Thank you.

4 CHAIRMAN WALLACE: Other questions?

5 MEMBER SCHUETZ: I just have one -- go  
6 ahead.

7 MEMBER HOLDERFIELD: I have a question.

8 You talked about future expansion of the --  
9 connecting to Division Street, and I'm just wondering  
10 if that's going to add to the pathway or development  
11 on the west side of your building that comes to the  
12 right-in, right-out.

13 Would that be extended on down to  
14 Division at that point? Or do you know at this time?

15 MR. GOODE: No. What would happen with the  
16 right-in, right-out is that we would have access to  
17 the other southerly lot through that --

18 MEMBER HOLDERFIELD: That's what I wondered.

19 MR. GOODE: -- for that building so that  
20 there will be some connectivity there.

21 And right now we're talking to Kane County  
22 about how -- it's -- Kane County is involved with  
23 Division Street. Geneva would be involved with  
24 Division Street if this Applicant goes. So there

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1 would have to be an intergovernmental agreement at  
2 some point in the future as to how Division Street  
3 gets developed, but we're not dealing with that now.  
4 We'll work on that later.

5 MEMBER SCHUETZ: Okay. I did -- go ahead?

6 I just had a quick question on -- on Equity  
7 Drive. That's where the employees -- all employees  
8 would enter as well as the trucks that deliver --

9 MR. GOODE: No. What would happen right now  
10 is we believe a majority of the employees would enter  
11 in off the right-in, right-out.

12 MEMBER SCHUETZ: On Kirk?

13 MR. GOODE: On Kirk. And then trucks would  
14 come in and some employees on Equity Drive. That's  
15 why we want the right-in, right-out.

16 And trucks could not be accessing the  
17 property in the right-in, right-out. That would be  
18 primarily for automobiles, automobile traffic.

19 MEMBER SCHUETZ: Those employees that come  
20 through the Equity Drive, though, it sounds like they  
21 would probably be parking on there --

22 MR. GOODE: Yeah. More than likely, they  
23 would park on the east side of the building and  
24 the employees coming in off Kirk would park on the



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1 west side.

2 MEMBER SCHUETZ: Right. Is there any  
3 concern as far as trucks delivering and employees at  
4 the same time?

5 MR. GOODE: No. Many of those buildings are  
6 set up with -- we own a lot of buildings, too, and if  
7 you look at them, you have a lot of access like that.  
8 There's not that many cars there, so probably it would  
9 really be overflow because the main entrance for  
10 employees will be on the west side, and a secondary  
11 entrance will be on the east side. So it would  
12 probably will be for overflow parking for the  
13 employees.

14 And, also, this is a manufacturer and not a  
15 distributor, so there's not a lot of trucks coming in  
16 and out every day.

17 MEMBER SCHUETZ: So they deliver early in  
18 the morning, late at night, whatever?

19 MR. GOODE: Yeah. There is just not as much  
20 truck traffic as a big distributor would have.

21 They have a lot of employees, but they make  
22 them -- you know, they don't ship and receive like a  
23 warehousing or distributor company.

24 MEMBER SCHUETZ: Okay. Thank you.

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1 CHAIRMAN WALLACE: Other questions?

2 Yeah, Brian.

3 MEMBER DOYLE: Following up on Jim's  
4 question, I'm looking at page 4 of the staff report  
5 regarding access, and it indicates that,  
6 preliminarily, KDOT staff has recommended that cross-  
7 access be provided through the site to connect to  
8 future Division Street, and then at -- the  
9 paragraph concludes "At this time, the developer is  
10 not intending to provide for cross-access over the  
11 proposed lot."

12 First, a question. Did that come up today  
13 at your KDOT meeting? And did the -- is KDOT still  
14 recommending that be --

15 MR. GOODE: No, KDOT's okay with this  
16 design. They approved this design today at their  
17 meeting.

18 We've been -- as you know, to the east of  
19 this site is the park district, and we've been in  
20 contact with the park district because they'll be our  
21 neighbor. And one of their long-term plans is to  
22 connect -- have connectivity to Division Street, when  
23 it's built, for their southwest corner of their site  
24 even though it's not showing here.

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1           The road sort of -- or the drive sort of  
2 comes up there.

3           And so what we have worked out with them in  
4 terms of initial discussion is to connect Division  
5 Street to their southwest corner of their parking lot,  
6 which provides them dual access, and so that would  
7 provide access from Legacy to Division on their drive  
8 around, so they felt very comfortable with that.

9           And the park district is looking forward to,  
10 obviously, Division getting connected to them. And  
11 the County felt that that would take a significant  
12 amount of traffic from the park district. In the  
13 future it would come down Division when it's built and  
14 wouldn't go to Legacy, and it would free up some  
15 traffic on Legacy.

16           So for the future, when Division does get  
17 done, it will make the traffic pattern there  
18 significantly better.

19           MEMBER DOYLE: So just to -- so I make sure  
20 I understand, you're saying that the park district is  
21 contemplating a connector from Legacy Boulevard right  
22 now where there is a cul-de-sac on the aerial  
23 photograph, along the eastern side of this parcel  
24 down --

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1 MR. GOODE: South --

2 MR. BOHNE: That already exists. There is  
3 a north/south -- our second plan there has it. That  
4 shows it.

5 MR. GOODE: Yeah.

6 So if you look at this plan that we -- we've  
7 developed this plan working with the park district.

8 MEMBER DOYLE: Okay.

9 MR. GOODE: We've talked to Geneva a little  
10 bit about it.

11 But if you look at where Division Street is,  
12 which is the road going east and west on the south  
13 side of our property to the right of Building 2 --

14 MEMBER DOYLE: Uh-huh.

15 MR. GOODE: -- we're showing it going to the  
16 east and then connecting up with the parking lot for  
17 the park district, where their drive goes across.

18 And we presented this to the County the  
19 other day, and they felt that this was a significant  
20 improvement over what they have now because it  
21 provides an alternative access point for people going  
22 to and from the park district, which would free up a  
23 lot of traffic on Legacy.

24 So they felt that this accomplished their

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1 goals, so they -- that's why they passed it without  
2 comment on that this morning.

3 MEMBER DOYLE: Great. Thank you.

4 VICE CHAIRMAN KESSLER: And everything that  
5 we're discussing here is future? It's not part of  
6 this application?

7 MR. GOODE: That's correct. Everything  
8 relating to Division -- because you asked a question  
9 for access --

10 VICE CHAIRMAN KESSLER: I understand.

11 MR. GOODE: -- and why -- the County got  
12 comfortable because they recognized that we're -- you  
13 know, we're looking to be a good citizen here, and  
14 we've talked now to all the different bodies, and  
15 we're trying to come up with a plan that everybody  
16 likes.

17 MEMBER DOYLE: Thank you.

18 CHAIRMAN WALLACE: As far as the -- I'll  
19 call it -- Phase 1 goes, there's most likely to be  
20 traffic to the baseball fields through the parking lot  
21 on the west side of the building right now.

22 Is there --

23 MR. GOODE: No, there would not be. To go  
24 to the baseball fields would be the same as it's going

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1 now, which is --

2 CHAIRMAN WALLACE: Yeah.

3 MR. GOODE: -- up Legacy --

4 CHAIRMAN WALLACE: I know.

5 VICE CHAIRMAN KESSLER: People are going to  
6 take the shortcut.

7 CHAIRMAN WALLACE: But the reality of it is  
8 I think that people will. I've pulled up to that  
9 before, and there's been a line of cars going back  
10 from Legacy Drive. People see a right-in,  
11 right-out -- I know that they'll turn in and go  
12 through that parking lot.

13 Is there anything to -- I don't know --

14 VICE CHAIRMAN KESSLER: Slow them down?

15 CHAIRMAN WALLACE: -- dissuade them from  
16 doing that?

17 MR. GOODE: Well, we could put a big sign up  
18 there with a little X in there and saying to the park  
19 district -- I don't -- we're happy to listen to ideas  
20 of what to do and say --

21 CHAIRMAN WALLACE: Well --

22 MR. GOODE: -- "Access for AJR" or "Access  
23 for So-and-So Business Park."

24 CHAIRMAN WALLACE: Yeah.

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1 MR. GOODE: We don't have a problem putting  
2 up a sign like that to dissuade --

3 CHAIRMAN WALLACE: I don't know.

4 MR. GOODE: There will be a sign that says  
5 "No Trucks," you know, so --

6 CHAIRMAN WALLACE: Whatever.

7 MR. GOODE: -- you know, we'll be happy to  
8 do something like that if it's appropriate.

9 If we found it to be an issue and that user  
10 found out that there are people cutting through their  
11 parking lot, I'm sure they would be open to putting up  
12 a sign.

13 CHAIRMAN WALLACE: They'll do something  
14 about it anyway.

15 MR. GOODE: And you still could never stop  
16 the person from doing that. If they do it -- we'll  
17 try to be cooperative.

18 CHAIRMAN WALLACE: I'm just saying people  
19 will do it.

20 MEMBER SCHUETZ: Like you?

21 CHAIRMAN WALLACE: Well, possibly. I don't  
22 know. I might do that.

23 MR. GOODE: Yeah, we've all cut through that  
24 gas station on the corner from time to time. But --

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1 I would hope that people wouldn't do that but -- and  
2 we would be happy to put up signs if you felt it  
3 appropriate.

4 CHAIRMAN WALLACE: No, I don't. I'm just --

5 MEMBER SCHUETZ: You just might have to.

6 MR. GOODE: Right.

7 CHAIRMAN WALLACE: All right. Any other  
8 questions?

9 (No response.)

10 CHAIRMAN WALLACE: No?

11 All right. Is there a motion?

12 VICE CHAIRMAN KESSLER: I would make a  
13 motion to recommend approval for the application for  
14 preliminary and final plat of subdivision for the  
15 Kirk Road St. Charles Subdivision, Venture One  
16 Acquisitions, LLC, Kirk Road south of Legacy Business  
17 Park.

18 CHAIRMAN WALLACE: Is there a second?

19 MEMBER SCHUETZ: Second.

20 CHAIRMAN WALLACE: All right. Any  
21 discussion on the motion?

22 (No response.)

23 CHAIRMAN WALLACE: No.

24 MEMBER DOYLE: Is that subject, also, to --



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1 VICE CHAIRMAN KESSLER: Yes. You're  
2 correct.

3 Yeah, it's subject to resolution of staff  
4 comments, detailed engineering review, and approval by  
5 Kane County for the right-in, right-out.

6 CHAIRMAN WALLACE: Do you agree with that?

7 MEMBER SCHUETZ: Yes.

8 CHAIRMAN WALLACE: Okay. So that's a motion  
9 on the table.

10 Any discussion on the motion?

11 (No response.)

12 CHAIRMAN WALLACE: Okay. Tim.

13 VICE CHAIRMAN KESSLER: Spruth.

14 MEMBER SPRUTH: Yes.

15 VICE CHAIRMAN KESSLER: Holderfield.

16 MEMBER HOLDERFIELD: Yes.

17 VICE CHAIRMAN KESSLER: Doyle.

18 MEMBER DOYLE: Yes.

19 VICE CHAIRMAN KESSLER: Schuetz.

20 MEMBER SCHUETZ: Yes.

21 VICE CHAIRMAN KESSLER: Frio.

22 MEMBER FRIO: Yes.

23 VICE CHAIRMAN KESSLER: Purdy.

24 MEMBER MACKLIN-PURDY: 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. That passes  
7 unanimately and that concludes Item No. 4 on the  
8 agenda.

9 MR. GOODE: Thank you.

10 MR. BOHNE: Thank you.

11 MEMBER PRETZ: Mr. Chairman, did I sleep  
12 through approval of the minutes?

13 CHAIRMAN WALLACE: Yes.

14 VICE CHAIRMAN KESSLER: Yes.

15 MEMBER PRETZ: Okay. Yes, I approve.

16 CHAIRMAN WALLACE: Okay.

17 MEMBER PRETZ: I just -- note it down I was  
18 daydreaming.

19 CHAIRMAN WALLACE: Plan Commission meetings  
20 upcoming are September 8th, 22nd. Notice the 8th  
21 meeting is not in this room. It's in the training  
22 room at Century Station, which is where we were last  
23 week, most of us --

24 VICE CHAIRMAN KESSLER: Everybody was there.

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1 CHAIRMAN WALLACE: No. Dan, you weren't  
2 there. Do you know where that is, though?

3 MEMBER FRIO: No.

4 CHAIRMAN WALLACE: Okay. You know where the  
5 fire station is?

6 MEMBER FRIO: Yes.

7 CHAIRMAN WALLACE: It's the building -- it  
8 actually attaches to it; right?

9 VICE CHAIRMAN KESSLER: It's in the back --

10 MR. COLBY: It's on State Avenue on the  
11 north side.

12 CHAIRMAN WALLACE: And go downstairs.

13 MEMBER FRIO: Gotcha.

14 CHAIRMAN WALLACE: And there's a meeting --  
15 it's in the basement. There's a meeting room in the  
16 basement.

17 MEMBER SCHUETZ: I won't be there.

18 CHAIRMAN WALLACE: All right. And then --  
19 what was that?

20 MEMBER SCHUETZ: I won't be there.

21 CHAIRMAN WALLACE: Okay. Anyone else know  
22 that they're not going to be at any of these meetings?

23 (No response.)

24 CHAIRMAN WALLACE: Okay. Do we have things

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1 on the agenda, Russ?

2 MR. COLBY: Yes.

3 CHAIRMAN WALLACE: Okay. And then Planning  
4 and Development Committee meetings are on your agenda.

5 Notice that the November 9th date is a joint  
6 meeting of Plan Commission and Planning and  
7 Development Committee. All right?

8 Do we want -- is there anything pending that  
9 we want to discuss, any projects that are pending that  
10 deserve discussion at this time?

11 (No response.)

12 CHAIRMAN WALLACE: We can start to do that  
13 at the next meeting.

14 MR. COLBY: Actually, nothing comes to mind.

15 CHAIRMAN WALLACE: Okay.

16 VICE CHAIRMAN KESSLER: I have a question.

17 Are any items from the Planning Commission  
18 going to be on the September 14th Planning and  
19 Development Committee?

20 MR. COLBY: This item that was discussed  
21 tonight.

22 VICE CHAIRMAN KESSLER: Is this the  
23 only one?

24 MR. COLBY: Yes.

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1 VICE CHAIRMAN KESSLER: Okay.

2 MR. COLBY: It's possible something from the  
3 8th but --

4 VICE CHAIRMAN KESSLER: Okay.

5 MR. COLBY: -- we'll see.

6 CHAIRMAN WALLACE: Okay.

7 MEMBER PRETZ: I have a question for staff,  
8 and maybe it's a dumb question.

9 But whenever I see one of the addresses  
10 coming up, I have to pull out my city map to figure  
11 out what ward it is in, just for my own personal -- to  
12 understand what part of the city.

13 Is there a possibility that, when you're  
14 putting the items on the agenda, that maybe you'll put  
15 a number after it or something like that -- one, two,  
16 three, four, five? It would kind of help me a little  
17 bit to understand in the city, with the boundaries and  
18 everything, where some of these things are.

19 MR. COLBY: Yeah. And that's something we  
20 could put on the weekly development board, too. Maybe  
21 we could place it as an item on the executive  
22 summaries, if that would be useful.

23 MEMBER PRETZ: And part of my rationale is  
24 that, as these items come up, we have City Council

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1 members that are with each of these wards, and maybe  
2 it would be good for them to kind of understand --  
3 they may or may not look at our agenda, but at least  
4 they would know if something is coming up in their  
5 ward, where they may want to just come and sit in the  
6 audience or something like that of interest.

7 Based on our conversation that we had at our  
8 combined meeting, it just seems like there's a little  
9 bit of euphoria to understand what's going on, and it  
10 may be helpful but -- you know, it's just my thinking.

11 VICE CHAIRMAN KESSLER: Uh-huh.

12 CHAIRMAN WALLACE: All right. Any  
13 additional business from anybody?

14 (No response.)

15 CHAIRMAN WALLACE: Is there a motion to --  
16 oh. Sorry.

17 MEMBER SCHUETZ: No.

18 VICE CHAIRMAN KESSLER: So moved.

19 CHAIRMAN WALLACE: Motion to adjourn?

20 MEMBER SCHUETZ: Second.

21 CHAIRMAN WALLACE: All right. All in favor?

22 (Ayes heard.)

23 CHAIRMAN WALLACE: Opposed?

24 (No response.)

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CHAIRMAN WALLACE: Motion passes  
unanimously. The City of St. Charles Plan Commission  
is adjourned at 7:25 p.m.

(Off the record at 7:25 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 24th day of August, 2015.

My commission expires: May 31, 2017

 

Notary Public in and for the  
State of Illinois