MINUTES
CITY OF ST. CHARLES
HOUSING COMMISSION
THURSDAY, SEPTEMBER 17, 2026
COUNCIL COMMITTEE ROOM

Members Present: Kate Bell, Louis Dries, Liz Eakins, Jeff Funke, John Glenn, Karrsten Goettel, Vicki Spellman

Members Absent: Milupa King

Others Present: Ellen Johnson, Planner II

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1. **Call to Order**

Vice Chair Bell called the meeting to order at 7:01pm.

2. **Roll Call**

Ms. Johnson called roll with seven members present.

3. **Presentation of minutes from the July 9, 2026 meeting of the Housing Commission**

A motion was made by Mr. Funke and seconded by Mr. Dries with a unanimous voice vote to approve the July 9, 2026 meeting minutes.

4. **Election of Officers**
    a. **Chair**

A motion was made by Ms. Spellman and seconded by Ms. Bell with a unanimous voice vote to elect John Glenn as Chair

    b. **Vice Chair**

A motion was made by Mr. Glenn and seconded by Ms. Spellman with a unanimous voice vote to elect Louis Dries as Vice Chair.

Chair Glenn expressed thanks to the Commission and stated he thinks the Commission needs to try to be more active and step up, with a focus on bigger picture items. This is consistent with the Mayor's vision for the Commission, which the Mayor will be sharing more about at an upcoming meeting for City Boards & Commissions Leadership. Housing is a challenge now more than ever, and we're going to try to do more.

Ms. Spellman said the Mayor's goal is to empower the City Commissions, including Housing Commission, to get more things done and make a difference for the community. The Mayor is encouraging goal-setting and reporting progress to City Council.

Chair Glenn noted Vice Chair Dries has a great background in business and charity work and is a SCORE mentor.

Ms. Eakins expressed that affordable housing for families is very important. Affordable housing developments for families have been approved in Geneva and Batavia. How can we get that to happen in St. Charles. Senior housing is low-hanging fruit. This group can research what other communities are doing and how they are making affordable housing happen. We can assign articles and research among Commissioners and share what we learn.

5. Discussion Items

a. Community Land Trusts

Ms. Johnson said there are no updates. The Commission expressed interest in inviting Rob Anthony from Community Partners for Affordable Housing to a future meeting.

b. Upcoming Developments

Ms. Johnson reported that staff has been approached by multiple affordable housing developers interested in different sites in St. Charles. Nothing has been formally submitted that can be reported, but potential projects include affordable rentals for families and for disabled individuals. There could be a Housing Trust Fund allocation request. If an affordable development ends up being proposed, the Commission can take an advocacy role as the project moves through the public meeting process.

Ms. Johnson reported that the Traditions/Springs development proposed behind Meijer has submitted zoning applications and preliminary plans. Springs is planning to incorporate affordable units. Staff has requested an affordable housing proposal that will need to be reviewed by Housing Commission.

Ms. Bell noted School District concerns related to enrollment and school capacity in relation to the Claibourne Farm single-family development north of Red Gate Road.

Ms. Johnson said the residential Pulte development proposed on the former Lexington Club site, called Seventh Street Commons, is going to Plan Commission for a public hearing next week. Pulte is proposing paying fee-in-lieu instead of providing affordable units. The cost of development is higher due to environmental remediation needed. The IHO allows some flexibility for developments such as this site where there are extraordinary costs. Some Commissioners expressed a desire for affordable units, but an understanding of the remediation costs for this site. Others expressed that the City should take a firm position on requiring affordable units.

6. Program / Project Updates

Ms. Johnson said Kane County received no applications for St. Charles Housing Trust Funds through this year's Kane County Affordable Housing Fund application cycle.

7. Additional Business

Mayor Hull visited the meeting. He thanked the Commission for their dedication. He asked what the City can do to support the Commission. He shared an idea for the Commission to host a community forum on affordable housing, to talk about what is going on in St. Charles in terms of housing, to raise

awareness, and to solicit residents' ideas. He suggested the Illinois Municipal League Toolbox on affordable housing as a resource.

Commissioners discussed ideas such as infographics, videos, City Newsletter blurbs, etc. to share the work of the Housing Commission with the community. They expressed excitement for the new Housing Commission member to be appointed, David DeGrott, Community Development Director of Geneva, who will bring experience from Emma's Landing affordable housing project.

Mr. Funke brought up ideas for adding density to single-family neighborhoods as a way of creating more affordable housing. Ideas include eliminating single-family zoning, allowing accessory dwelling units, etc.

Ms. Johnson said staff met with the new owners of Carroll Tower. The property is no longer in foreclosure. The new owner is PEF Advisors. They purchase existing affordable housing projects, fix them up, hold them for 10 years, and then sell to another affordable housing entity. They plan to make improvements to the building such as new asphalt, HVAC, flooring, etc. They are not requesting City or County funding for the renovations. The existing on-site manager will stay. The HUD contract requiring the property to remain affordable was extended for 10 additional years. Affordability is ensured until 2046.

Ms. Johnson said she will create a Google site or other website for sharing documents, articles and resources. She will also create a spreadsheet of past housing developments and how the Housing Trust Fund has been spent to-date.

8. **Future Meeting Dates**
    a. Thursday, October 8, 2026 at 7:00pm Dens A & B
    b. Thursday, November 12, 2026 at 7:00pm Dens A & B
    c. Thursday, December 10, 2026 at 7:00pm Dens A & B

9. **Public Comment-** None

10. **Adjournment at 8:28pm**