

**MINUTES
CITY OF ST. CHARLES
HOUSING COMMISSION
THURSDAY, JANUARY 22, 2026
DENS A & B**

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

Members Absent: Milupa King

Others Present: Ellen Johnson, Planner II

1. Call to Order

Chair Baker called the meeting to order at 7:00pm.

2. Roll Call

Ms. Johnson called roll with eight members present.

3. Presentation of minutes from the December 10, 2025 meeting of the Housing Commission

A motion was made by Mr. Funke and seconded by Ms. Spellman with a unanimous voice vote to approve the December 10, 2025 meeting minutes.

4. Review of Affordable Housing Fun Development Proposals for 2025:

a. Spillane & Sons – Scattered Site Housing Redevelopment Project – Adjustment Request

Ms. Johnson said at the last meeting, the Commission approved \$136,048.83 from the St. Charles Housing Trust Fund for the Spillane & Sons Scattered Site Housing Redevelopment Project, two homes, with a condition that at least one of the two properties must be acquired by 12/31/2026. Kane County staff have now requested to adjust the funding approval to just one home, for the same amount of funding. There is a timing issue with use of the County's CDBG funds. Spillane will receive the same amount of funds from the City and County, and do the same number of projects, but only one will have to be in St. Charles.

Commissioners discussed that while they would prefer two projects for that amount of funding, one project is still desirable. Limited supply of lower priced housing to acquire for the project would also limit the likelihood of two projects being completed. The December 31st deadline should still apply.

A motion was made by Ms. Spellman to approve \$136,048.83 from the St. Charles Housing Trust Fund for the Spillane & Sons Scattered Site Housing Redevelopment Project for only one home, with a condition that the property must be acquired by 12/31/2026. Seconded by Mr. Dries. Unanimously approved by voice vote.

5. New Program Updates

a. Urgent Need Home Rehab Program with Habitat for Humanity of Northern Fox Valley

Ms. Johnson reported that she is coordinating with Habitat on the program application form and awaiting confirmation that the project is up and running on Habitat's end, before promoting the program.

b. Permanent Supportive Housing Program with Lazarus House

Ms. Johnson said the program will be considered by City Council Committee on February 2nd, with a final vote later that month. If approved by City Council, the funding would be available to Lazarus House right away.

6. Project Updates

Commissioners discussed the foreclosure situation at Carroll Tower. Commissioners expressed concerns about the future of the property and current residents, particularly if the building were to convert to market-rate. It is unclear to the group whether the foreclosure and short-sale proceedings will take into account the current status of the building as affordable housing. Commissioners discussed various affordable housing developers that might be interested in taking on the property and keeping it as affordable housing. Ms. Johnson said she would talk to the Community Development director about reaching out to affordable housing developers and organizations to make them aware of the situation with Carroll Tower and provide contact information for the pending foreclosure.

7. Additional Business

Ms. Johnson informed the group about the former police station site feasibility study and upcoming public workshop. There will also be an online survey to gather community feedback on how the site should be used. Commissioners are encouraged to take the survey and attend the workshop.

8. Future Meeting Dates

- a. Thursday, February 12, 2026 at 7:00pm Dens A & B
- b. Thursday, March 12, 2026 at 7:00pm Dens A & B
- c. Thursday, April 9, 2026 at 7:00pm Dens A & B

9. Public Comment- None

10. Adjournment at 7:40pm