

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, OCTOBER 7, 2025**

Members Present: Peter Vargulich
Jeffrey Funke
Gary Gruber
David Rosenberg
Rita Payleitner

Members Absent: Colleen Wiese
Zachary Ewoldt
John Fitzgerald
Gina Lawson

Also Present: Ellen Johnson, Planner
Bruce Sylvester, Assistant Director CD-Planning & Engineering
Court Reporter

1. Call to order

Chair Vargulich called the meeting to order at 7:00 p.m.

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the August 19, 2025 meeting of the Plan Commission

Motion was made by Mr. Funke, seconded by Mr. Gruber and unanimously passed by voice vote to approve the minutes of the August 19, 2025 Plan Commission meeting.

5. St. Charles Motorcycle Museum, 1317 E. Main Street (Fox Valley Capital LLC)
Application for Special Use (Amendment)
a. Public Hearing

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Funke to close the public hearing, seconded by Mr. Rosenberg and unanimously approved by voice vote.

b. Discussion and Recommendation

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Funke and seconded by Mr. Rosenberg to recommend approval of an application for Special Use for St. Charles Motorcycle Museum, 1317 E. Main Street, with conditions that site lighting be improved, vehicle circulation be modified to one-way, and that a trash enclosure be added.

Roll call vote:

Ayes: Funke, Gruber, Rosenberg, Payleitner, Vargulich

Nays: None

Absent: Wiese, Ewoldt, Fitzgerald, Lawson

Motion carried: 5-0

- 6. Pheasant Run Industrial Park Subdivision – Phase 2 (GSI Family Investments of Arizona LLC)**
Application for Final Plat of Subdivision

The attached transcript prepared by Planet Depos Court Reporting is by reference hereby made a part of these minutes.

Motion was made by Mr. Funke and seconded by Mr. Gruber to recommend approval of an application for Final Plat of Subdivision for Pheasant Run Industrial Park Subdivision – Phase 2, subject to resolution of all staff comments.

Roll call vote:

Ayes: Funke, Gruber, Rosenberg, Payleitner, Vargulich

Nays: None

Absent: Wiese, Gruber, Fitzgerald, Lawson

Motion carried: 5-0

- 7. Public Comment - None**
- 8. Additional Business from Plan Commission Members or Staff - None**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
- a. Plan Commission
Tuesday, October 21, 2025 at 7:00pm Council Chambers
Tuesday, November 4, 2025 at 7:00pm Council Chambers
Tuesday, November 18, 2025 at 7:00pm Council Chambers
 - b. Planning & Development Committee
Monday, October 13, 2025 at 7:00pm Council Chambers
Monday, November 10, 2025 at 7:00pm Council Chambers
- 11. Adjournment at 7:45 p.m.**



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Transcript of St. Charles Plan Commission

Date: October 7, 2025

Case: St. Charles Plan Commission

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Michigan #8598 | Nevada #089F | New Mexico #566

BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

-----X

In Re: _____ :

St. Charles Motorcycle Museum, :

1317 E. Main St. (Fox Valley :

Capital), :

-and- :

Pheasant Run Industrial Park :

Subdivision - Phase 2 (GSI :

Family Investments of Arizona :

LLC) . :

-----X

REPORT OF PROCEEDINGS

St. Charles, Illinois

Tuesday, October 7, 2025

7:00 p.m. CDT

Job No.: 564180

Pages 1 - 47

Reported by: Kristine Wesner, CVR

Transcript of St. Charles Plan Commission
Conducted on October 7, 2025

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1 Report of proceedings for the City of St.
2 Charles Planning Commission, held at:

3
4 CITY OF ST. CHARLES

5 Council Chambers

6 2 East Main Street

7 St. Charles, Illinois 60174

8 630.377.4400
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22 Pursuant to agreement, before Kristine
23 Wesner, Certified Verbatim Reporter, and Notary
24 Public in and for the State of Illinois.

Transcript of St. Charles Plan Commission
Conducted on October 7, 2025

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A P P E A R A N C E S

PRESENT:

PETER VARGULICH, Chairperson

JEFF FUNKE, Vice Chair

DAVE ROSENBERG, Commissioner

RITA PAYLEITNER, Commissioner

GARY GRUBER, Commissioner

ALSO PRESENT:

Ellen Johnson, Planner

Bruce Sylvester, Assistant Director of CD -
Planning & Engineering

Transcript of St. Charles Plan Commission
Conducted on October 7, 2025

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C O N T E N T S

AGENDA ITEM	PASS/FAIL	PAGE
St. Charles Motorcycle Museum	Pass	6
Pheasant Run Industrial Park Subdivision, Phase 2	Pass	38

Transcript of St. Charles Plan Commission
Conducted on October 7, 2025

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1 P R O C E E D I N G S

2 CHAIRMAN VARGULICH: All right. Good
3 evening, everyone. Call to order Plan Commission
4 of St. Charles, October the 7th.

5 Roll call.

6 Colleen Wiese? No.

7 Zach Ewoldt? No.

8 Jeff Funke?

9 COMMISSIONER FUNKE: Here.

10 CHAIRMAN VARGULICH: Gary Gruber?

11 COMMISSIONER GRUBER: Here.

12 CHAIRMAN VARGULICH: John Fitzgerald?

13 Dave Rosenberg?

14 COMMISSIONER ROSENBERG: Here.

15 CHAIRMAN VARGULICH: Gina Lawson?

16 And Rita Payleitner?

17 COMMISSIONER PAYLEITNER: Here.

18 CHAIRMAN VARGULICH: All right. Great.

19 Thank you.

20 Pledge of Allegiance, please.

21 (The Pledge of Allegiance was recited.)

22 CHAIRMAN VARGULICH: All right. Thank
23 you.

24 Presentation of our meeting minutes

Transcript of St. Charles Plan Commission
Conducted on October 7, 2025

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1 from August 19th.

2 Is there a motion to approve this?

3 COMMISSIONER FUNKE: I'll make a
4 motion.

5 COMMISSIONER ROSENBERG: Second.

6 CHAIRMAN VARGULICH: Motion and second.
7 All in favor?

8 (Chorus of ayes.)

9 CHAIRMAN VARGULICH: All right. Motion
10 passes.

11 Item 5: St. Charles Motorcycle Museum,
12 1317 East Main Street. This is an application for
13 a special use amendment, submitted by Fox Valley
14 Capital, LLC, for the St. Charles Motorcycle
15 Museum.

16 This will be done in two parts. First
17 part is public hearing for the special use. It is
18 the role of the Plan Commission to conduct public
19 hearings on zoning applications that are filed in
20 the city. All testimony and evidence, both for
21 and against this application, shall be given under
22 oath. Regarding our procedure, for staff, we'll
23 provide a summary. Then the applicant will make a
24 presentation, and then we'll take questions from

Transcript of St. Charles Plan Commission
Conducted on October 7, 2025

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1 the Plan Commission, followed by questions and
2 comments from the public.

3 When the Plan Commission feels it has
4 gathered enough evidence to make a recommendation
5 to the Planning and Development Committee of the
6 City Council, we will close the public hearing.
7 The Plan Commission will, then, discuss the
8 evidence gathered relative to the findings of fact
9 and vote on a recommendation.

10 Before we begin, anyone who wishes to
11 offer any testimony, including asking questions or
12 providing comments, will be sworn in. If you
13 could all stand if you're here for this
14 application.

15 Do you swear that the testimony you'll
16 provide tonight will be the truth? If so, please
17 say I do.

18 (Chorus of I dos.)

19 CHAIRMAN VARGULICH: Great. Thank you.

20 All right. When you do speak, please
21 come to the lectern, state your name, spell your
22 last name, and provide your address for the
23 record. We have a court reporter.

24 I will note that the official meeting

1 packet was on the website, so our public hearing
2 is based on the information that was in record at
3 that time.

4 Ellen? Thank you.

5 MS. JOHNSON: Thank you.

6 The subject property is the Motorcycle
7 Museum, the existing business at 1317 East Main
8 Street. Last year, the City granted a special use
9 for a cultural facility, as you may recall. The
10 museum has since expanded some of its operations
11 to include a bar within the facility. The
12 property owner and the -- the business owner is
13 also interested in a restaurant component in the
14 future.

15 Both a bar and a restaurant require
16 special use approval in this zoning district, so
17 the applicant is requesting to amend its existing
18 special use to include these additional uses.
19 They have provided a site plan, showing current
20 improvements to the lot and an alternative plan,
21 which shows potential future addition for a
22 kitchen, and that future -- alternative future
23 plan does meet -- also meet requirements in terms
24 of bulk and zoning standards.

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1 There will need to be additional
2 setback provided along Main Street, when the
3 parking lot is redone, and that's reflected on the
4 alternative plan as well. So that plan will be
5 attached to the special use approval for this
6 property.

7 And with that, I can turn it over to
8 Peter Bazos, the attorney for the applicant.

9 CHAIRMAN VARGULICH: Thank you.

10 MR. BAZOS: Good evening, Plan
11 Commissioners. My name's Peter Bazos, an attorney
12 from Elgin. I represent the petitioner, Fox
13 Valley Capital. Here with me, this evening, is
14 the owner, Andy Koczwar.

15 Ellen -- Ellen gave a brief report and
16 her staff report to you was very thorough, so I'm
17 going to try and not be redundant. I'll just make
18 a few comments, and then Andy would like to speak
19 to you about his success so far as a museum that
20 was approved last year, and why he's asking for
21 two more special uses.

22 So the site plan is before you and the
23 building is as existing. The only changes, at
24 some point, will be that little red crosshatched

1 area, that would be the restaurant expansion -- or
2 I'm sorry -- not the restaurant, but the kitchen
3 expansion to supply food to the restaurant, which
4 we're asking as a special use. That -- you know,
5 that'll be up to Andy as to when, but I think he
6 just said to me, he expects to begin that soon.
7 He would have to apply for permits, et cetera, for
8 that.

9 So, essentially, in 2024, as Ellen
10 said -- well, this property is already sold to
11 BL -- Business Local, and in 2024, you approved a
12 special use for a cultural facility, which
13 resulted in the Motorcycle Museum. This evening,
14 we're just asking to amend the existing special
15 use ordinance to add two more special uses: A
16 special use for a restaurant and a special use for
17 a tavern/bar. Both of these requested special
18 uses are enumerated in your BL ordinance -- BL
19 District of your City code as allowable special
20 uses.

21 And I don't know if anybody's ever said
22 this to you before -- my guess is you've heard
23 it -- is when a city -- when a City Council, the
24 corporate authorities of the City, create a zoning

1 ordinance and they divide the city into districts,
2 and then they designated some uses as permitted
3 and others as special, our Supreme Court has said
4 that the designation of a use as a special use
5 means that the City Council has already found that
6 used to be consistent with other permitted uses in
7 the district.

8 And the only reason they designated it
9 as a special use is by the nature of the use, if
10 there's any unique characteristic of the property
11 in question, that you may -- or that doesn't apply
12 to other properties in the BL District, that you
13 may decide -- not here because of that unique
14 condition, but somewhere else in the BL district.
15 So, for example, if there were a church next door,
16 you might say: Well, we don't want a
17 restaurant -- a tavern and bar next to a church,
18 but there's none of that.

19 So, in fact, the property's zoned BL.
20 Directly across the street and to the north is
21 also BL. The property to the south is M-1
22 Manufacturing, and this property, as you know,
23 fronts on Main Street/Route 64.

24 So since its inception in 2024 as a

1 motorcycle museum, Mr. Koczwara has turned this
2 facility into something amazing inside, and I'm
3 going to show you some pictures that I took. I
4 hope they're decent, but they were -- so when I
5 walked in, and then after we met with Ellen the
6 last time, Andy said: Come on and see the museum.

7 So I walked in, and I think my mouth
8 hit the floor -- my jaw. This museum is
9 absolutely beautiful inside. It displays
10 incredible motorcycles, ancient or old -- very old
11 motorcycles.

12 More of the same. That's the existing
13 beer and wine facility, and some tables and chairs
14 that people sit at, and some more motorcycles.
15 Look at that old Harley Davidson. In any event,
16 this is a really special place, and this
17 explains -- and Andy will tell you -- why his
18 following has been so incredible.

19 But when his patrons come, they want to
20 not only have some food to eat. They sometimes
21 come from long distances. They also want to have
22 a beverage that you would normally get at a
23 tavern.

24 He believes -- and I -- I agree -- that

1 allowing a tavern/bar with a restaurant is going
2 to do nothing other than increase the retail and
3 consumer patronage along Main Street, which is one
4 of your commercial corridors. Andy will benefit.
5 We think that the city of St. Charles will
6 benefit.

7 I want to mention that we comply with
8 the -- we believe we comply with the findings
9 that -- or I'm sorry -- I mean, with the standards
10 for special use that you need to find in order to
11 recommend approval. And I'll just be real quick
12 about it: The special use will serve the public
13 convenience at the proposed location. This was
14 previously a restaurant, then a storage facility
15 for a nearby automobile dealer, and, most
16 recently, cultural museum. The owner believes
17 that, through the approval, more beneficial
18 commerce and revenues will come to the city.

19 Second standard: There's adequate
20 utilities, access roads, drainage, and necessary
21 utilities. That's certainly the case along
22 Main Street. The road is more than sufficient and
23 all the utilities are in and functioning.

24 The third standard is that the special

1 use will not be injurious to the use and enjoyment
2 of properties in the immediate vicinity for the
3 purposes already permitted, nor diminish or impair
4 property values. The requested special use is
5 within the BL District. It's an enumerated
6 special use -- the two of them. The other uses
7 around us are not, in any way, going to be
8 impacted, and they're all commercial in nature --
9 commercial and industrial.

10 The fourth is that the establishment of
11 the special use will not impede the normal and
12 orderly development of the surrounding property
13 for uses. The surrounding property is already
14 essentially fully developed. This will have no
15 negative effect on further development. That the
16 establishment, maintenance, and operation of the
17 special use will not be detrimental to, or
18 endanger, public health, safety, or welfare.

19 Quite the contrary, we think it's going
20 to do exactly what your business corridor and your
21 BL zoning is intended to do, which is to draw more
22 consumers to the city, provide more revenue. Our
23 customers will be shoppers elsewhere in the city.
24 The proposed special use will conform to all

1 applicable provisions of the municipal code, and
2 that is, indeed, true. There's no variances being
3 asked for at all.

4 So with that, if I may ask Andy to just
5 step up and give you a few words about his vision,
6 and then we're certainly ready to answer any
7 questions. Thanks.

8 MR. KOCZWARA: Good evening,
9 Commissioners. My name is Andrew Koczwar, a
10 K-O-C-Z-W-A-R-A. Address is 40W525 IL-38, Elburn,
11 Illinois 60119.

12 So when I opened the museum year ago in
13 March and we started the business, that was a
14 successful grand opening. We have almost 600
15 people attending the first day of the opening the
16 museum, and during that time, we -- I'm watching
17 the business, how the business develop, what
18 people needs, what people are asking to have. We
19 have many groups of riders coming from around the
20 country, and even we have people visiting from
21 other countries lately.

22 Many riders who are riding from
23 Minnesota, Wisconsin, they're asking for food --
24 if we have some sandwiches, if we have -- if we

1 can provide something to eat. So that's where we
2 come up with the idea of having a food truck on
3 the site of the museum, which I was not aware we
4 cannot have it because we are control facility.

5 We do have a bar with wine. Actually,
6 we do have a full liquor bar now in the museum,
7 which helps to -- to bring more customers. We
8 offer people some charcuterie boards, some wrap
9 sandwiches, but that's not what people want. They
10 consistent -- consistently asking us: When you
11 guys gonna have food?

12 People love this place. People come
13 and, like I said, to visit us from pretty much
14 around the world. I just came back from
15 Birmingham, Alabama. I represent the museum on a
16 Barber Vintage Festival in the country. We have
17 1.5 million people attend this festival. We hand
18 about 500 flyers to our museum. We gonna partner
19 with Birmingham, which has a Barber Vintage
20 Museum. We're going to promote their museum in
21 our stream, and they gonna promote our small
22 museum in their stream.

23 Currently, we have about 5,000
24 followers on social medias. During given week, we

1 have about 27,000 views on website and social
2 medias also, and we are promoting this place as
3 the St. Charles Motorcycle Museum. Many people
4 asking if City of St. Charles owns this museum.
5 We are saying, no, this is a privately-owned
6 collection.

7 So I believe adding kitchen will bring
8 even more customers. I'll be -- I'll be able to
9 put together events, which gonna bring people for
10 three or four days. I would like to build next
11 year -- because this is the first year we're
12 doing -- like I said, in a business. Next year, I
13 would like to build some kind of sequential
14 events, like a vintage bike weekend, which will
15 bring the enthusiast of vintage motorcycles to the
16 city.

17 We're working with the Hotel Baker,
18 with hotels around us. They give us a great
19 promotions for our customers for visitors. So I
20 see only benefit, not only to the museum, but also
21 to the city by bringing the food to the facility.

22 Thank you.

23 COMMISSIONER FUNKE: I've got a couple
24 questions --

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Conducted on October 7, 2025

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1 CHAIRMAN VARGULICH: Please.

2 COMMISSIONER FUNKE: Yeah. What types
3 of food are you going to be -- are you going to
4 have black iron or a hood? Are you going to be
5 frying food?

6 MR. KOCZWARA: We gonna do a full
7 kitchen.

8 COMMISSIONER FUNKE: A full kitchen?

9 MR. KOCZWARA: Yes, sir.

10 COMMISSIONER FUNKE: And so -- are
11 you -- do you have a trash enclosure and grease
12 bin on-site? I don't see any location on that --

13 MR. KOCZWARA: It's in the basement.

14 COMMISSIONER FUNKE: It's in the
15 basement?

16 MR. KOCZWARA: Yes.

17 COMMISSIONER FUNKE: The trash
18 enclosure, too?

19 MR. KOCZWARA: The grease trap is in
20 the basement, but when we gonna build the kitchen,
21 obviously the kitchen will be built to the
22 standards which are required by the codes.

23 COMMISSIONER FUNKE: Okay. Because I
24 just don't see any area on the site that you can

1 build that in. I guess the site plan -- it seems
2 somewhat conceptual, being hand -- hand drawn, and
3 some of the dimensions, I've got issues with that.

4 You've got a two-way that goes into a
5 one-way, and then when you put that addition on
6 for the kitchen, it's going to make that even
7 tighter.

8 MR. KOCZWARA: That sounds --

9 (Simultaneous speech.)

10 MR. KOCZWARA: That actually -- it is
11 existing. I'm gonna say this is an old cooler,
12 which is behind the building. So we won't change
13 the dimensions of the building at all. Maybe we
14 gonna add 2 or 3 feet, but nothing gonna be
15 changed. Where this red little box is, there is
16 an existing old cooler, which was all used by the
17 previous restaurant, when that building was Rex's
18 Cork & Fork. So we gonna turned down this, and we
19 gonna build the, basically, the same place we
20 gonna build --

21 COMMISSIONER FUNKE: No. No. I get
22 it. And I -- you know, whether it's right now, it
23 just -- doesn't seem to work the way you have it
24 laid out, where you have a two-way going into a

1 one-way. So maybe you redesign the site plan so
2 it's a one-way going all the way around and angled
3 parking spaces, so you don't have people -- you
4 know, because I don't see a turnaround. You know,
5 because if you -- you come in south off the -- off
6 of North Avenue, you're going to go right into the
7 one-way. So I don't know how you stop --

8 You know, I assume you're going to be
9 busy. I live in the area. I appreciate
10 everything you do. I mean, you did a great job
11 with the site. I love the Polish food stands and
12 everything going on, so I -- yeah, I have no issue
13 with that. I'm just more concerned about the site
14 plan layout than anything, so --

15 MR. BAZOS: It seems though, doesn't
16 it, Mr. Commissioner, that if we took the parking
17 spaces on the left side and angled them --

18 COMMISSIONER FUNKE: Right.

19 MR. BAZOS: -- then the --

20 COMMISSIONER FUNKE: Maintain the flow.

21 Correct --

22 (Simultaneous speech.)

23 MR. BAZOS: We can easily -- we'll do
24 that. We'll work with staff and in the permit

1 process. Yeah.

2 COMMISSIONER FUNKE: Okay. Or maybe --
3 maybe -- maybe put the addition on the west side
4 of the building. It seems like you've got some
5 space there with a turnaround, you know, so -- I
6 don't know. I just -- adding that -- it's tight
7 right now. You've got 15 feet, and once you add
8 the addition for the kitchen, it's going to get
9 even tighter. So I would just think about that.

10 And then, really, I think if you have a
11 location for the trash enclosure, and even for --

12 (A sotto voce conversation took place
13 between Bazos and Koczwara.)

14 MR. KOCZWARA: That trash enclosure can
15 be on the south side of the building, where this L
16 is. We can actually -- by the last emergency door
17 we have.

18 COMMISSIONER FUNKE: Yeah.

19 MR. KOCZWARA: Then we can build out
20 that --

21 (Simultaneous speech.)

22 COMMISSIONER FUNKE: Just draw it up,
23 lay it out, make sure it works, and it doesn't --
24 you know, because you have a lot of stuff going on

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1 in this small site, so --

2 MR. KOCZWARA: Right.

3 COMMISSIONER FUNKE: -- I would just --
4 you know, right now, I see it's conceptual, so --

5 MR. KOCZWARA: It is.

6 COMMISSIONER FUNKE: -- you know, just
7 think about it when you're working --

8 MR. KOCZWARA: Absolutely.

9 COMMISSIONER FUNKE: Yeah. As far as
10 the -- are you guys going to move to hard liquor?

11 COMMISSIONER FITZGERALD: We already
12 are.

13 COMMISSIONER FUNKE: Oh, you do?

14 MR. KOCZWARA: Yes.

15 COMMISSIONER FUNKE: Okay. What are
16 the hours?

17 MR. KOCZWARA: 11 to 7 -- Wednesday,
18 Thursday; 11 to 10 -- Friday, Saturday; and 11 to
19 7 on Sunday.

20 COMMISSIONER FUNKE: Okay. All right.
21 That seems reasonable --

22 MR. KOCZWARA: Yes.

23 COMMISSIONER FUNKE: So, you know, like
24 I said, I live in the area. I drive by it, and I

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1 appreciate what you guys have done. I haven't
2 been inside, but I'm stopping by soon.

3 MR. BAZOS: Thank you.

4 MR. KOCZWARA: Stop by. Thank you.

5 COMMISSIONER GRUBER: You have the
6 intention to have food trucks on the property? I
7 see that in the request.

8 MR. KOCZWARA: Yes.

9 COMMISSIONER GRUBER: Is it multiple
10 trucks?

11 MR. KOCZWARA: Probably not at the
12 given time, but I will change -- like, every other
13 week, bring different truck for the -- for the --
14 for people, yes.

15 MR. BAZOS: But just one truck at a
16 time.

17 MR. KOCZWARA: Correct.

18 MR. BAZOS: Yeah.

19 COMMISSIONER GRUBER: One truck at a
20 time?

21 MR. KOCZWARA: One truck at a time.

22 COMMISSIONER GRUBER: Normal business
23 operations?

24 MR. KOCZWARA: Correct.

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1 COMMISSIONER GRUBER: Okay.

2 MR. KOCZWARA: Yes.

3 COMMISSIONER GRUBER: Thank you.

4 MR. KOCZWARA: Of course.

5 CHAIRMAN VARGULICH: I just have some
6 questions related to this outdoor entertainment
7 area and how that will function. It looks like
8 there's a pad in the back, southeast corner, but
9 I'm assuming that's for whatever -- if a performer
10 is there. So how -- where do people gather to see
11 the performer?

12 MR. KOCZWARA: So on the south -- this
13 is conceptional, and I don't even know if we gonna
14 do it because we was asking for permit for the
15 Oktoberfest this October, and I decide to move the
16 event indoor because it's little bit too late in
17 October, and I don't know what weather will be.
18 So my plan was to build that stage in that corner,
19 southwest -- southeast corner, and then block, or
20 partially block, the entrance from the east and
21 put that seating -- about 100 seating place in the
22 tent on the south behind the building.

23 CHAIRMAN VARGULICH: So when that
24 happens, then you block circulation around the

1 building?

2 MR. KOCZWARA: Correct.

3 CHAIRMAN VARGULICH: Okay. Is that
4 something that staff is aware of? Is that okay
5 with -- for safety?

6 MS. JOHNSON: Yeah. So we -- a permit
7 would be required for a special event or tent
8 permit to construct a tent, and as part of that,
9 there would be a set plan, basically allowing for
10 closure of a portion of parking lot, whatever it
11 is that he's proposing, for a set number of -- a
12 given amount of time, so, like, a two-day period
13 or something like that.

14 So, yeah, that -- that would be
15 reviewed case by case, based on the event he's
16 looking to do. But accessory to a bar or
17 restaurant, there can be outdoor entertainment --

18 CHAIRMAN VARGULICH: Sure.

19 MS. JOHNSON: -- on a regular basis
20 without the need for a separate permit. And so I
21 believe the intent was to identify a location on a
22 site plan, where outdoor entertainment could occur
23 without impacting operations of the site but could
24 occur on a regular basis if he wants to end up

1 doing that. But if he wants to have larger
2 events, like this Oktoberfest, that would require
3 an additional permit.

4 CHAIRMAN VARGULICH: Okay. So then
5 he's going to remove, temporarily, parking spaces,
6 either for a larger event or for a continuous use,
7 potentially? I mean --

8 MR. BAZOS: Well, no --

9 CHAIRMAN VARGULICH: -- I'm just trying
10 to understand how that's going to work. He's at
11 38 spaces, and he needs at least 31, so I don't
12 know. I don't see how that works on this site
13 plan.

14 MS. JOHNSON: Well, yeah. The outdoor
15 entertainment area he's showing now does not block
16 spaces. I'm not sure how that would function, if
17 that were to be used, without doing a larger area.

18 MR. BAZOS: Can I just address -- so if
19 it isn't an unusually large event, we don't think
20 it's going to block spaces. If it's a large
21 event, like Ellen described, it would -- that
22 would be subject to a permit. It may be that Andy
23 would have to -- if permissible -- would have to
24 arrange for some parking on his neighbors'

1 properties.

2 And then is that allowable, if we
3 get -- we could park some of our cars, if we have
4 to block off parking on our site, park next door
5 for a special permit event?

6 MS. JOHNSON: For -- for a special
7 permitted permit event.

8 MR. BAZOS: So we just have to deal
9 with that. I mean, obviously, we can't have a lot
10 of people and have no place for them to park,
11 so --

12 MR. KOCZWARA: So we have this doughnut
13 place next door. We are supporting them. They're
14 actually saying, they sell -- their revenue spikes
15 almost 30 percent ever since we moved there
16 because we buying some sandwiches for, let's say,
17 when we have a group of 30 riders coming from
18 Wisconsin. I'm buying 30 sandwiches from them.
19 And, actually, the owner, she says they not open.
20 They only open until 2, I believe, p.m. on
21 Saturday and Sunday. I think the Sundays, they
22 even close.

23 And she says, you guys can park on our
24 parking any time. And this is basically the grass

1 area, which people can easily walk to the museum
2 without even going on a street or anything like
3 that.

4 CHAIRMAN VARGULICH: Yeah. I'm just --
5 we're asked to approve something, and to me -- you
6 know, in the case of these outdoor events, but I
7 don't see how it works.

8 COMMISSIONER PAYLEITNER: Are we -- are
9 we supposed to approve that? I mean, I thought it
10 was just findings of fact, right?

11 (Simultaneous speech.)

12 MS. JOHNSON: So the site plan -- I
13 had asked them to demonstrate where the outdoor
14 entertainment would be if set up, and outdoor
15 entertainment can also just be outdoor dining. So
16 if he's intending to do outdoor dining in that
17 location, if he's -- basically, if you were to
18 approve this special use with this site plan, this
19 conceptual-level site plan, that would mean that
20 any event that he wants to do that exceeds what
21 this has shown would need a separate permit.

22 CHAIRMAN VARGULICH: Okay. Okay. I
23 mean, you know, I'm just looking at the size of
24 this area that is showing, and it's 20 by 20,

1 basically -- or a little bit bigger than that.
2 And so I'm just, you know, trying to understand
3 all the -- how the operational side of this works
4 from the city and, if you will, kind of managing
5 all that.

6 So it sounds like there's some
7 processes in place that he can do certain, limited
8 things, but then beyond that, he would need
9 specialized permits that would come back, and he
10 could address blocked -- removal parking, et
11 cetera, et cetera, so -- okay. Okay. I'm just
12 trying to -- trying to make sure I understand
13 since it's part of the request.

14 So one of the things that I was also
15 curious in -- if we're going to this is -- it
16 doesn't look to me like the site lighting looks
17 very adequate. And so I'm just trying to
18 understand if we're going to this level of work
19 and improvement and encouraging more people to
20 come, more public -- okay -- it just seems like
21 there's very limited perimeter fixtures to provide
22 lighting. And I'm just wondering, is that a
23 future -- is that a future request by staff to
24 provide -- to make sure that's adequate lighting,

1 you know, that meet our standards for
2 illumination?

3 MS. JOHNSON: Yeah. For new parking
4 lots, it would be. This is an existing lot, so
5 there's not really a trigger to require lighting
6 more than what they have now. But if -- that is
7 definitely something that could be added as a
8 condition to a special use, such as this, to look
9 at lighting and -- for site lighting to meet
10 current standards.

11 CHAIRMAN VARGULICH: Yeah. I --

12 MR. KOCZWARA: This is something I
13 actually -- I'm working on right now because there
14 was -- that was the existing lanterns around the
15 property, and I absolutely hated how it is right
16 now because if you are passing this property at
17 night, people still -- we add the small open sign
18 because people are stopping by and saying: Are
19 you guys open?

20 Come on in. We're open.

21 So I will be applying for the sign.
22 Actually, I'm going to design the sign, like a
23 custom sign with a motorcycle and two LED
24 monitors, obviously, were the standards with

1 beautiful steel plate, saying: St. Charles
2 Motorcycle Museum. Then there's going to be a
3 motorcycle, and then we're going to have
4 information -- LED screen, which gonna inform
5 people of the upcoming events, upcoming -- what
6 we're doing there. We are open; stop by.

7 And I'm actually talking to a person
8 who's going to design -- we're gonna put those,
9 like, carriage lanterns around the property, so
10 it's going to lit up beautiful in the night. So I
11 will be, actually, talking to the City for the
12 permits and what we have to do -- if we need the
13 permit because there is an existing fixture right
14 now. So I think this is just a matter of us to
15 make this thing work.

16 CHAIRMAN VARGULICH: Okay. Well, I --
17 the fixtures that are there certainly are dated
18 from -- probably the beginning of the property --

19 MR. KOCZWARA: Correct.

20 CHAIRMAN VARGULICH: -- or many, many
21 years ago, and they were just seeing all the
22 investment and the effort that you're putting in
23 and the level of activity that you would want
24 people to be able to --

1 MR. KOCZWARA: That's --

2 CHAIRMAN VARGULICH: -- move about?

3 MR. BAZOS: Would the Commission be
4 satisfied with him saying that as he continues to
5 renovate and upgrade this property, he's going to
6 work on putting, probably, down lighting on his
7 building.

8 I mean, it's ironic. I do a lot of
9 zoning, and I've been here many times. Most of
10 the time, we're -- you know, the Commission and
11 the Council's worried about spillage off our
12 property lines, and this is the reverse. But
13 he'll upgrade his --

14 CHAIRMAN VARGULICH: I don't know that
15 it's reverse. I would say that it -- you can use
16 a lot of down light fixtures that have a lot of
17 control and provide adequate lumination without --

18 MR. BAZOS: You want us to add more
19 lighting is what I'm saying, and, usually, it's
20 like: Is your lighting too much?

21 But, anyway, we're -- we're onboard
22 with you.

23 MR. KOCZWARA: I think the building --
24 that every single light has been fixed on the

1 building when we remodeled. So the down lights
2 around the building are beautiful in the night.
3 Maybe we're gonna get something in the pitch,
4 where the motorcycle stands outside of the
5 building, so people can see him more easily. But
6 like I said, the lanterns around, I have some
7 conception to use, like, carriages lanterns from
8 1800s, and that's actually -- I'm talking to
9 somebody who can fabricate them. And then we will
10 see if that will be, like I said, required
11 additional permit to -- to fix them, or it is
12 existing, so we can basically proceed with fixing
13 them. I want to --

14 COMMISSIONER FUNKE: Do you have site
15 lighting in the back of the building?

16 MR. KOCZWARA: Yes, sir.

17 COMMISSIONER FUNKE: Site lighting,
18 right? Not just the building lighting? You
19 have --

20 MR. KOCZWARA: Correct.

21 COMMISSIONER FUNKE: -- pedestal one?

22 MR. KOCZWARA: Yes.

23 CHAIRMAN VARGULICH: Yeah. Like,
24 8-foot poles -- like, a residential-style fixture

1 on it -- like, a house fixture, but --

2 Okay. Just -- I appreciate all the
3 work that you've put in, and while I am not a
4 person who has any affinity for motorcycles, I
5 love the motorcycles that are in your -- in your
6 museum. They look fabulous -- absolutely
7 fabulous -- as historic pieces in machinery and --
8 yeah. It's a great, great look. Thank you. It's
9 a great look.

10 MR. KOCZWARA: Thank you.

11 CHAIRMAN VARGULICH: Any other comments
12 from Commissioners?

13 COMMISSIONER PAYLEITNER: Just one
14 quick comment. I, too, live in your neck of the
15 woods over there, and you've been a great
16 neighbor. You know, so I take that into
17 consideration, and I know that you've been
18 courteous with the cars and the traffic and making
19 it look so nice.

20 So I, too, don't have an affinity from
21 motorcycles; they scare me to death. But I can
22 appreciate, you know, everything you've done on
23 your site. Thank you.

24 CHAIRMAN VARGULICH: Dave?

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1 COMMISSIONER ROSENBERG: I think I just
2 want to add onto that. I also live in the area.
3 I've been in there, and it's a fantastic upgrade
4 to that -- that property, not to mention that good
5 neighbors, too. So I'm very appreciative that it
6 is what it is.

7 CHAIRMAN VARGULICH: All right.

8 COMMISSIONER GRUBER: I am a fan of
9 motorcycles. I don't own one, but I'm a fan.
10 More of a fan of the business model you put in
11 place in investing and banking in our community,
12 so thank you for that.

13 CHAIRMAN VARGULICH: If there's no
14 other questions from Commissioners, is there
15 anybody from the public? I realize the other two
16 people probably are here for the other agenda
17 item, so --

18 So not seeing any, if the Plan
19 Commission feels that they have enough information
20 to make a recommendation, is there a motion to
21 close the public hearing?

22 COMMISSIONER FUNKE: I make a motion.

23 COMMISSIONER ROSENBERG: Second.

24 CHAIRMAN VARGULICH: All right. All

1 those in favor?

2 (Chorus of ayes.)

3 CHAIRMAN VARGULICH: All right. I
4 guess, officially, I have to do roll call.

5 So Jeff Funke?

6 COMMISSIONER FUNKE: Yes.

7 CHAIRMAN VARGULICH: Gary Gruber?

8 COMMISSIONER GRUBER: Yes.

9 CHAIRMAN VARGULICH: Dave Rosenberg?

10 COMMISSIONER ROSENBERG: Yes.

11 CHAIRMAN VARGULICH: Rita Payleitner?

12 COMMISSIONER PAYLEITNER: Yes.

13 CHAIRMAN VARGULICH: Myself? Yes.

14 All right. Thank you.

15 So with that in mind, I think we can
16 move on to Item 5b, which is our discussion and
17 recommendation. This is an opportunity for the
18 Plan Commission to discuss any information we've
19 gathered any further in relation to the findings
20 of fact, which were in the report, and discuss
21 those thoughts and have recommendations.

22 Is there anything from staff at this
23 point?

24 MS. JOHNSON: No.

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1 CHAIRMAN VARGULICH: All right. So
2 floor's open for discussion, if there's any.

3 COMMISSIONER FUNKE: Like everybody
4 just, you know, I like the idea. I just think the
5 site plan is conceptual. I think it needs to be
6 drawn up, and maybe that's one of our, you know,
7 addendums, that he adds the trash enclosure, site
8 lighting, and reconfigures the flow of traffic
9 around the building.

10 CHAIRMAN VARGULICH: Okay. Anyone
11 else? Any thoughts?

12 Good point, Jeff.

13 All right. Seeing no further
14 discussion, is there a motion at this point?

15 COMMISSIONER FUNKE: Yeah. I'll make a
16 motion for approval for the St. Charles Motorcycle
17 Museum at 1317 East Main Street, the Fox Valley
18 Capital, LLC, application for special use
19 amendment with the addendum of adding trash
20 enclosure, reconfiguring the flow of traffic, and
21 incorporating site lighting.

22 COMMISSIONER ROSENBERG: Second.

23 CHAIRMAN VARGULICH: All right. We got
24 a motion and a second.

1 The motion is up to approve the
2 St. Charles Motorcycle Museum at
3 1317 East Main Street, special use application,
4 submitted by Fox Valley, LLC, for the Motorcycle
5 Museum with the addendum of adding a trash
6 enclosure, meeting standards, kind of rechecking
7 the site layout to make sure that we have good
8 circulation that works without dead-ends or
9 causing traffic conflicts by having one-way
10 traffic run into two-way traffic, and having the
11 site lighting meet current municipal standards for
12 the use and for the zoning district.

13 All right. With that in mind, roll
14 call.

15 Jeff Funke?

16 COMMISSIONER FUNKE: Yes.

17 CHAIRMAN VARGULICH: Gary Gruber?

18 COMMISSIONER GRUBER: Yes.

19 CHAIRMAN VARGULICH: Dave Rosenberg?

20 COMMISSIONER ROSENBERG: Yes.

21 CHAIRMAN VARGULICH: Rita Payleitner?

22 COMMISSIONER PAYLEITNER: Yes.

23 CHAIRMAN VARGULICH: Myself? Yes.

24 That concludes Item 5b.

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1 We'll move on to Item 6, Pheasant Run
2 Industrial Park --

3 MR. BAZOS: Thank you.

4 CHAIRMAN VARGULICH: Thank you.

5 Pheasant Run Industrial Park
6 Subdivision, Phase 2. This is an application for
7 a plat of subdivision, submitted by GSI Family
8 Investments of Arizona, LLC. A public hearing is
9 not required.

10 Staff?

11 MS. JOHNSON: The subject property is
12 the Pheasant Run Industrial Park, which is the
13 former Pheasant Run Golf Course property. GSI
14 Family Investments is the applicant and owner.
15 They are proposing Phase 2 of the subdivision,
16 which is intended for the fourth, and final,
17 building in the industrial park.

18 On the lot will be 445,000-square foot
19 industrial building with associated parking,
20 detention basins at the south and east ends.
21 There will also be two access drives to the east
22 to Keil Road, and then in turn, cross-access to
23 the remainder of the industrial park that's been
24 built. There would also be offsite access

1 easement for Keil Road access to the property, and
2 those access points were included when this
3 subdivision came through preliminary and within
4 that -- that traffic study that was provided at
5 the time as well.

6 So this proposal is in conformance with
7 the Phase 2 improvements that were intended on
8 the -- those preliminary plans. The applicants --
9 is present and will make a brief presentation.

10 CHAIRMAN VARGULICH: Just one quick
11 question: As part of their detention on the east,
12 was that part of an earlier -- like, months ago --
13 kind of subdivision where that had to get added to
14 the city that would be in West Chicago?

15 MS. JOHNSON: Yeah. Yes. So this
16 group looked at rezoning that property that was to
17 be annexed --

18 CHAIRMAN VARGULICH: Right. And I
19 think part of their detention is actually --

20 MS. JOHNSON: -- part of detention,
21 and then those access drives to Keil Road. So
22 this -- this new lot incorporates half of that
23 annexed land. The rest of the annexed land will
24 be still owned by the airport, but the access

1 drives will go over that airport property, and
2 that's what that off-site easement will establish.

3 CHAIRMAN VARGULICH: Thank you. That's
4 what I thought. Thank you.

5 MS. OWENS: Good evening. My name is
6 Marcia Owens. I'm the attorney for the applicant.
7 I'm a partner at Honigman in Chicago.

8 So tonight we're here, as Ellen said,
9 for an application for a final plat of subdivision
10 for Pheasant Run Industrial Park, Phase 2. Just
11 for a bit of history to start, this is the site
12 plan or the subdivision plat, rather, that was
13 approved for Phase 1. It subdivided the first
14 three lots -- Lot 1, 2, and 3 -- and the area
15 that's outlined in green, it's part of the area
16 that is the Phase 2 subdivision that we're talking
17 about tonight.

18 The -- just to give you a visual, the
19 green is that area from the initial plat of
20 subdivision, and it was left un-subdivided with
21 the Phase 1 plan. The yellow area is the area
22 that you mentioned that was recently annexed from
23 West Chicago. So it has been improved in terms of
24 disconnection from West Chicago, annexation into

1 St. Charles, and those documents are just being
2 finalized.

3 This is the final plat. So the green
4 area that's outlined is the Lot 1 parcel that's
5 being subdivided. It shows this annexed parcel
6 over to the side. It shows the -- about half of
7 that parcel will be annexed -- or will be platted
8 as part of Lot 1. The eastern portion that abuts
9 Keil Road will remain owned by the airport
10 authority.

11 This just better highlights the two
12 access drives, that are highlighted in yellow,
13 will be the new drives installed off of Keil Road.
14 This also shows kind of where the detention will
15 go in this additional land that was annexed.
16 There'll be detention at the south end, shows the
17 building, obviously, in the center of the
18 property, and then both vehicle and trailer
19 parking on-site.

20 This is just a visual of the easement
21 that's being granted. Keil Road is a private road
22 that's owned by the DuPage Airport Authority. So
23 they are granting an easement over the roadway to
24 extend to the southern end of the property, as

1 well as granting access easements over the two
2 drives, over that sliver of property that they're
3 going to retain so that we can get from the
4 roadway onto the property that will, then, be part
5 of this platted lot.

6 And with that, we'll take any
7 questions.

8 CHAIRMAN VARGULICH: Any questions,
9 Commissioners?

10 COMMISSIONER ROSENBERG: None for me.

11 CHAIRMAN VARGULICH: I see head shaking
12 so far.

13 MS. OWENS: That's good. We've been
14 here too many times.

15 CHAIRMAN VARGULICH: No. I think this
16 is pretty straightforward. That may be part of
17 it.

18 COMMISSIONER FUNKE: I don't have any
19 questions.

20 CHAIRMAN VARGULICH: Okay. All right.

21 MS. OWENS: Thank you.

22 CHAIRMAN VARGULICH: All right. Thank
23 you.

24 Seeing none, is there a motion?

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1 COMMISSIONER FUNKE: Yes. I'll make a
2 motion for approval for the Pheasant Run
3 Industrial Park Subdivision, Phase 2, GSI Family
4 Investments of Arizona, LLC, application for final
5 plat of subdivision.

6 COMMISSIONER GRUBER: Second.

7 CHAIRMAN VARGULICH: I have a motion
8 and a second.

9 I would -- I would just add that --
10 make sure we have included resolution of any last
11 staff comments --

12 COMMISSIONER FUNKE: -- and including
13 staff comments.

14 CHAIRMAN VARGULICH: -- to that --
15 to -- excuse me -- to that motion.

16 All right. So we have a motion and a
17 second to approve the Pheasant Run Industrial Park
18 Subdivision, Phase 2, final plat of subdivision,
19 submitted by GSI Family Investments of Arizona,
20 LLC, with the only condition of resolution of all
21 staff comments before action for the Planning and
22 Development Committee.

23 Roll call.

24 Jeff Funke?

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1 COMMISSIONER FUNKE: Yes.
2 CHAIRMAN VARGULICH: Gary Gruber?
3 COMMISSIONER GRUBER: Yes.
4 CHAIRMAN VARGULICH: Dave Rosenberg?
5 COMMISSIONER ROSENBERG: Yes.
6 CHAIRMAN VARGULICH: Rita Payleitner?
7 COMMISSIONER PAYLEITNER: Yes.
8 CHAIRMAN VARGULICH: Myself? Yes.
9 Thank you very much.
10 Public comment? All right.
11 Ellen, business from staff? Next
12 meetings?
13 MS. JOHNSON: I think we'll be -- I
14 think we'll be canceling the next meeting, but I
15 will confirm.
16 CHAIRMAN VARGULICH: Okay.
17 All right. Is there a motion to
18 adjourn?
19 COMMISSIONER FUNKE: Motion to adjourn.
20 COMMISSIONER ROSENBERG: Second.
21 CHAIRMAN VARGULICH: All those in
22 favor?
23 (Chorus of ayes.)
24 CHAIRMAN VARGULICH: Plan Commission

1 completed at 7:45.

2 (Off the record at 7:45 p.m.)

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CERTIFICATE OF REPORTER - NOTARY PUBLIC

I, Kristine Wesner, CVR, the officer before whom the foregoing deposition was taken, do hereby certify that the foregoing transcript is a true and correct record of the testimony given; that said testimony was taken by me and thereafter reduced to typewriting under my direction; that reading and signing was not requested; 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 13th day of October, 2025.

Kt h



Kristine Wesner

My Commission Expires: July 01, 2029