

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, FEBRUARY 3, 2026**

Members Present: Peter Vargulich
Colleen Wiese
Zachary Ewoldt
Jeffrey Funke
John Fitzgerald
Rita Payleitner

Members Absent: Gary Gruber

Also Present: Ellen Johnson, Planner II
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 revised minutes of the December 2, 2025 meeting of the Plan Commission

Motion was made by Mr. Funke, second by Ms. Payleitner and unanimously passed by voice vote to approve the revised minutes of the December 2, 2025 Plan Commission meeting.

5. Presentation of minutes of the January 6, 2026 meeting of the Plan Commission

Motion was made by Mr. Funke, second by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the January 6, 2026 Plan Commission meeting.

6. Presentation of minutes of the January 10, 2026 Board & Commission Members Meet & Greet

Motion was made by Mr. Ewoldt, second by Mr. Fitzgerald and unanimously passed by voice vote to approve the minutes of the January 10, 2026 Board & Commission Members Meet & Greet.

**7. Unit 2 St. Charles Heights Subdivision (Bob Rasmussen)
Application for Minor Subdivision – Final Plat**

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

Motion was made by Mr. Ewoldt, second by Ms. Payleitner, to recommend approval of an Application for Minor Subdivision-Final Plat for Unit 2 St. Charles Heights Subdivision, subject to the resolution of all staff comments.

Roll call vote:

Ayes: Wiese, Ewoldt, Funke, Fitzgerald, Payleitner, Vargulich

Nays: None

Absent: Gruber

Motion carried: 6-0

8. Public Comment - None

9. Additional Business from Plan Commission Members or Staff

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

10. Weekly Development Report

11. Meeting Announcements

a. Plan Commission

Wednesday, February 18, 2026 at 7:00pm Council Chambers

Tuesday, March 3, 2026 at 7:00pm Council Chambers

Tuesday, March 17, 2026 at 7:00pm Council Chambers

b. Committee of the Whole

Tuesday, February 17, 2026 at 7:00pm Council Chambers

Monday, March 2, 2026 at 7:00pm Council Chambers

12. Adjournment at 7:10 p.m.



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Transcript of Hearing - Unit 2 St. Charles Heights Subdivision

Date: February 3, 2026

Case: St. Charles Plan Commission

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BEFORE THE ST. CHARLES PLAN COMMISSION

-----X

In Re: :

Unit 2 St. Charles Heights :

Subdivision (Bob Rasmussen). :

-----X

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, February 03, 2026
7:00 p.m. CST

Job No.: 611769
Pages 1 - 17
Reported by: Kristine Wesner, CVR

1 Proceedings of THE ST. CHARLES PLAN COMMISSION,
2 held at the offices of:

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4

ST. CHARLES CITY HALL

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Two East Main Street

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St. Charles, Illinois 60174

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630.377.4400

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

24

A P P E A R A N C E S

Transcript of Hearing - Unit 2 St. Charles Heights Subdivision
Conducted on February 3, 2026

3

1 PRESENT:

2 PETER VARGULICH, Chairman

3 JEFF FUNKE, Vice Chair

4 ZACH EWOLDT, Commissioner

5 RITA PAYLEITNER, Commissioner

6 JOHN FITZGERALD, Commissioner

7 COLLEEN WIESE, Commissioner

8

9 ALSO PRESENT:

10 Ellen Johnson, Planner

11 Bruce Sylvester, Assistant Dir. of

12 CD-Planning & Engineering

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C O N T E N T S

AGENDA ITEM	PASS/FAIL	PAGE
Unit 2 St. Charles Heights Subdivision	PASS	12

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

2 CHAIRMAN VARGULICH: Meeting of
3 St. Charles Plan Commission is called to order at
4 7 p.m.

5 Roll call.

6 Colleen Wiese?

7 COMMISSIONER WIESE: Here.

8 CHAIRMAN VARGULICH: John Fitzgerald?

9 COMMISSIONER FITZGERALD: Here.

10 CHAIRMAN VARGULICH: Jeff Funke?

11 VICE CHAIR FUNKE: Here.

12 CHAIRMAN VARGULICH: Gary Gruber?

13 (No response.)

14 CHAIRMAN VARGULICH: Rita Payleitner?

15 COMMISSIONER PAYLEITNER: Here.

16 CHAIRMAN VARGULICH: Dave Rosenberg?

17 (No response.)

18 CHAIRMAN VARGULICH: Zach Ewoldt?

19 COMMISSIONER EWOLDT: Here.

20 CHAIRMAN VARGULICH: Okay. And just
21 for the record, Dave is no longer on the
22 Plan Commission, and so the mayor will be working
23 to appoint someone else, as well as with Gina
24 Lawson. So those are all mayoral duties, and so

1 we'll just wait and see how that all works out.

2 Is that a fair summary, Ellen?

3 MS. JOHNSON: Yes.

4 CHAIRMAN VARGULICH: Great. Thank you.

5 All right. Pledge of Allegiance.

6 (The Pledge of Allegiance was recited.)

7 CHAIRMAN VARGULICH: All right. Thank
8 you.

9 All right. Presentation of the meeting
10 minutes from our December 2nd. And these were
11 revised per some earlier comments, and I believe
12 everything --

13 COMMISSIONER PAYLEITNER: Yeah.

14 CHAIRMAN VARGULICH: -- is in order.

15 So we have a motion to approve?

16 VICE CHAIR FUNKE: I'll make a motion.

17 COMMISSIONER PAYLEITNER: Second.

18 CHAIRMAN VARGULICH: A motion and a
19 second.

20 All those in favor?

21 (Chorus of ayes.)

22 CHAIRMAN VARGULICH: Opposed? Motion
23 passes.

24 All right. Next presentation of the

Transcript of Hearing - Unit 2 St. Charles Heights Subdivision
Conducted on February 3, 2026

7

1 meeting minutes from our January 6th meeting.

2 Is there a motion to approve?

3 VICE CHAIR FUNKE: Motion.

4 COMMISSIONER WIESE: Second.

5 CHAIRMAN VARGULICH: We have a motion
6 and a second.

7 All those in favor?

8 (Chorus of ayes.)

9 CHAIRMAN VARGULICH: All right.

10 Carries? Against? Okay. Good.

11 All right. And then there's
12 presentation of the meeting minutes. And so
13 this -- this will be for the Plan Commission
14 members who were at the meeting on the 10th. This
15 was the get-together meeting that was at the
16 police station. So -- so this is really just for
17 those that were in attendance.

18 And so I would ask for a motion to
19 approve.

20 COMMISSIONER EWOLDT: I'll make that
21 motion to approve.

22 COMMISSIONER FITZGERALD: Second.

23 CHAIRMAN VARGULICH: All right. All
24 those in favor?

1 (Chorus of ayes.)

2 CHAIRMAN VARGULICH: All right. Thank
3 you.

4 All right. Item 7, applicant for the
5 minor subdivision plat, a final plat submitted by
6 Bob Rasmussen. Public hearing is not required.
7 Staff summary, please, Ellen.

8 MS. JOHNSON: All right. Bob Rasmussen
9 of Geneva Heights, LLC, property owner, is
10 proposing to subdivide 885 Geneva Road into two
11 lots for the purpose of creating an additional
12 buildable lot. The existing house at
13 885 Geneva Road is located on proposed Lot 2, and
14 then proposed Lot 1 would allow for an additional
15 buildable lot.

16 Both lots -- Lot 2 will keep its
17 existing access off Keller Place, and Lot 1 will
18 have a new driveway off Keller Place. There's
19 easements proposed around lot parameters. There's
20 an easement being vacated through the corner of
21 this lot and relocated to the lot perimeter.

22 Keller Place will also be improved in
23 connection with this project. Keller Place is a
24 public street, and it will remain a public street.

1 It is in very poor condition, but the City is
2 preparing -- is having a consultant prepare
3 engineering plans for improvements to Keller,
4 which will include a sidewalk along the north
5 side -- carriage walk-style sidewalk, so just
6 pavement butting up to sidewalk with no parkway,
7 and then the developer will be doing the -- the
8 contracting for that project.

9 Staff has no remaining comments on the
10 plat, and we recommend approval.

11 CHAIRMAN VARGULICH: I just had one
12 question. Am I following the plat correctly, that
13 the rear of the lot adjacent to the -- if you go
14 north -- is getting clipped to kind of create
15 this? I realize Bob owns both properties.

16 MS. JOHNSON: Yeah. So he owns both,
17 and earlier this month, he did a quick-claim deed
18 to deed over this corner to 885 Geneva Road, and
19 now the subdivision bounds are reflecting that.
20 And that's the reason for needing to vacate that
21 easement that now falls through.

22 CHAIRMAN VARGULICH: Right. Okay.
23 Okay. That's what it looked like. I just thought
24 I'd double check.

1 Any other questions? Thoughts?

2 COMMISSIONER EWOLDT: Yeah. Ellen,
3 just one point of clarification. On the plat of
4 survey, it shows the building lines. Those are
5 all being corrected? Like, you know, cleaned up
6 with the split and division, correct?

7 MS. JOHNSON: Yes. Correct. Mhmm.
8 Yeah. The -- the plat is only showing -- the plat
9 of subdivision shows front -- from the new lot --
10 shows front building line and rear building line.
11 It's not showing a side building line because the
12 side setback is dependent on whether it's a
13 one-story or a two-story house. So I just advised
14 that they not show those lines. They don't have
15 to show the front and rear building lines either,
16 but they wanted to.

17 COMMISSIONER EWOLDT: Yeah. I mean,
18 personally, I prefer them not to be on them, but
19 it works.

20 MS. JOHNSON: Yep.

21 VICE CHAIR FUNKE: So are they going to
22 adhere to the proposed zoning conditions in RT-1?

23 MS. JOHNSON: Yes. So the existing
24 house on Lot 2 meets all of the code standards of

1 the RT-1 District with the new lot, and then
2 the -- the buildable lot, Lot 1, house proposed on
3 that lot will need to meet all of the R2
4 standard -- R2 -- RT-1 standards.

5 There's no -- we haven't received plans
6 yet for the building on that lot. They'll just
7 have to come in for a permit. Once this plat is
8 recorded, then they can come in for permit at any
9 time.

10 VICE CHAIR FUNKE: And it just says,
11 TBD. So I was making, you know, making sure that
12 it's going to be adhered to all --

13 MS. JOHNSON: Yeah. It will have to
14 meet. We just don't know in what way it will meet
15 yet.

16 VICE CHAIR FUNKE: Okay.

17 MS. JOHNSON: It may exceed, but it
18 will have to meet.

19 VICE CHAIR FUNKE: Okay. Perfect.
20 Great.

21 CHAIRMAN VARGULICH: Okay. Any
22 additional thoughts? Concerns?

23 All right. In that case, is there a
24 motion?

Transcript of Hearing - Unit 2 St. Charles Heights Subdivision
Conducted on February 3, 2026

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1 COMMISSIONER EWOLDT: Yeah. I'll make
2 a motion to approve Item 7: Unit 2, St. Charles
3 Heights subdivision; applicant: Bob Rasmussen,
4 application for minor subdivision final plat and
5 that -- you know, subject to all staff comments.

6 COMMISSIONER PAYLEITNER: Mhmm. Yep.
7 Second.

8 CHAIRMAN VARGULICH: All right. We
9 have a motion and a second to approve -- excuse
10 me -- Unit 2 of St. Charles Heights subdivision
11 for application for a minor plat subdivision final
12 for Bob Rasmussen. And if there ends up being any
13 outstanding comments, those be addressed, from
14 staff prior to completion.

15 Roll call.

16 Jeff Funke?

17 VICE CHAIR FUNKE: Yes.

18 CHAIRMAN VARGULICH: Colleen Wiese?

19 COMMISSIONER WIESE: Yes.

20 CHAIRMAN VARGULICH: John Fitzgerald?

21 COMMISSIONER FITZGERALD: Yes.

22 CHAIRMAN VARGULICH: Rita Payleitner?

23 COMMISSIONER PAYLEITNER: Yes.

24 CHAIRMAN VARGULICH: Zach Ewoldt?

Transcript of Hearing - Unit 2 St. Charles Heights Subdivision
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1 COMMISSIONER EWOLDT: Yes.

2 CHAIRMAN VARGULICH: Myself? Yes.

3 That concludes Item 7.

4 Any public comment? I think we're
5 good. Nobody's in attendance, so that's all
6 right.

7 Will we have a second meeting this
8 month?

9 MS. JOHNSON: I don't believe so. I
10 think we'll be canceling that meeting. We'll most
11 likely have the first meeting in March.

12 CHAIRMAN VARGULICH: Okay. I saw some
13 things in the Development Report. I wasn't sure
14 if they were going to make it.

15 Okay. All right. And so that -- all
16 right.

17 Is there a motion for adjournment?

18 MS. JOHNSON: Chair, I do have a couple
19 items.

20 CHAIRMAN VARGULICH: Sure.

21 MS. JOHNSON: So I just want to make
22 you all aware that the City Council has a new
23 committee system. You might have seen the news
24 article about it. So this group, the Plan

1 Commission, will now be making recommendations to
2 the City Council Committee of the Whole, instead
3 of the Planning and Development Committee.

4 They're condensing down from three standing
5 committees into one single Committee of the Whole.

6 So procedurally the plan -- the
7 development applications will follow the same
8 process. They'll just go to what's called
9 Committee of the Whole --

10 CHAIRMAN VARGULICH: In --

11 MS. JOHNSON: -- as opposed to P&D
12 Committee after Plan Commission.

13 And then the other item is you may have
14 seen the information the City's put out about the
15 public comment being gathered for the former
16 police station site. So as the Plan Commission,
17 it would be great if you could all take that
18 survey, if you haven't already, to give your
19 feedback of what you want to see at the former
20 police station site, and it's an online survey.
21 And if you need the link, I can send it out.

22 And then there's also going to be an
23 in-person event, an open house on February 19th
24 from 4 to 6, and that's open to the public as

1 another way of -- of gathering community feedback
2 for future development of that site.

3 CHAIRMAN VARGULICH: And then I saw
4 that there was a consultant hired for this. Will
5 there be more than one input meeting, if you will,
6 from a public stand point beyond --

7 MS. JOHNSON: I think --

8 CHAIRMAN VARGULICH: -- doing online
9 stuff?

10 MS. JOHNSON: I believe there's --
11 there's the online survey and then this initial
12 open house, and then I believe there's going to be
13 a Phase II of public input, and I believe
14 they're -- those haven't been finalized. There
15 might be a design -- design charrette, something
16 of that sort, but more to come on that.

17 CHAIRMAN VARGULICH: Okay. Okay. And
18 if you wouldn't mind -- if you want to send us all
19 the link, then I think it'll just make it easier
20 for people to hit that and provide feedback, at
21 least as they see it at this point, realizing that
22 there's more to come and more to talk about, so --
23 all right. Thank you.

24 All right. A motion for adjournment

1 from anybody?

2 VICE CHAIR FUNKE: I'll make a motion.

3 COMMISSIONER EWOLDT: Second.

4 CHAIRMAN VARGULICH: A motion and a
5 second. So moved. All those in favor?

6 (Chorus of ayes.)

7 CHAIRMAN VARGULICH: St. Charles Plan
8 Commission is adjourned at 7:10 p.m. Thank you.

9 (Off the record at 7:10 p.m.)

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CERTIFICATE OF REPORTER - NOTARY PUBLIC

I, Kristine Wesner, CVR, the officer before whom the foregoing proceeding 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 proceeding 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 10th day of February, 2026.



My Commission Expires: July 01, 2029