

**AGENDA
CITY OF ST. CHARLES
PLAN COMMISSION
CHAIR PETER VARGULICH**

**TUESDAY, MAY 19, 2026 - 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Cory Jones
Colleen Wiese	Rita Payleitner	Zachary Ewoldt
John Fitzgerald		

Auditory Members

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Holly Cabel, St. Charles Park District

-

Paul Gordon, School District #303

- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the May 5, 2026 meeting of the Plan Commission**
- 5. Senior Care Home, 5N024 Rt 31 (Wilby Properties, LLC)**

Application for Special Use
 - a. Public Hearing

Continued from 4/21/26 (discussed) and 5/5/26 (not discussed)
 - b. Discussion/Recommendation
- 6. Public Comment**
- 7. Additional Business from Plan Commission Members or Staff**
- 8. Weekly Development Report**
- 9. Meeting Announcements**

- a. Plan Commission

Tuesday, June 2, 2026 at 7:00pm Council Chambers

Tuesday, June 16, 2026 at 7:00pm Council Chambers

Tuesday, July 6, 2026 at 7:00pm Council Chambers
 - b. Committee of the Whole

Monday, June 1, 2026 at 7:00pm Council Chambers
Monday, June 15, 2026 at 7:00pm Council Chambers
Monday, July 6, 2026 at 7:00pm Council Chambers

10. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MAY 5, 2026**

Members Present: Peter Vargulich
Colleen Wiese
Zachary Ewoldt
Jeffrey Funke
Gary Gruber
Cory Jones
Rita Payleitner

Members Absent: John Fitzgerald

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 minutes of the April 21, 2026 meeting of the Plan Commission

Motion made by Ms. Wiese, second by Mr. Funke and unanimously passed by voice vote to approve the minutes of the April 21, 2026 Plan Commission meeting.

5. Election of Officers

Motion was made by Mr. Funke to nominate Peter Vargulich as Chairman, second by Ms. Wiese and unanimously approved by voice vote.

Motion was made by Ms. Wiese to nominate Jeffrey Funke as Vice Chairman, second by Mr. Gruber and unanimously approved by voice vote.

6. Senior Care Home, 5N024 Rt 31 (Wilby Properties, LLC)
Application for Special Use
a. Public Hearing

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

Motion made by Ms. Wiese, second by Mr. Ewoldt to continue public hearing to May 19, 2026.

Roll call vote:

Ayes: Wiese, Ewoldt, Funke, Gruber, Jones, Payleitner, Vargulich

Nays: None

Absent: Fitzgerald

Motion carried: 7-0

b. Discussion/Recommendation

This item was skipped due to continuation of the Public Hearing under item 6.a.

7. Club Car Wash, 4060 E Main Street (Millco 4060 E Main St LLC)

Application for Special Use

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 Ms. Wiese to close the public hearing, second by Ms. Payleitner, and unanimously approved by voice vote.

b. Discussion/Recommendation

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

Motion was made by Ms. Wiese, second by Mr. Ewoldt, to recommend approval of an Application for Special Use for Club Car Wash, 4060 E Main Street, subject to resolution of all staff comments and the following conditions: geometric changes to the entry and the entry drives to reduce conflicts or to create a clearer traffic flow; relocate vacuum turbines to the south end; and modifications to tree species.

Roll call vote:

Ayes: Wiese, Jones, Vargulich

Nays: Ewoldt, Funke, Gruber, Payleitner

Absent: Fitzgerald

Motion failed: 4-3

8. Public Comment

9. Additional Business from Plan Commission Members or Staff

10. Weekly Development Report

11. Meeting Announcements

a. Plan Commission

Tuesday, May 19, 2026 at 7:00pm Council Chambers

Tuesday, June 2, 2026 at 7:00pm Council Chambers

Tuesday, June 16, 2026 at 7:00pm Council Chambers

b. Committee of the Whole

Monday, May 18, 2026 at 7:00pm Council Chambers

Monday, June 1, 2026 at 7:00pm Council Chambers

Monday, June 15, 2026 at 7:00pm Council Chambers

12. Adjournment at 8:14 p.m.



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Transcript of St. Charles Plan Commission

Date: May 5, 2026

Case: St. Charles Plan Commission

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BEFORE THE CITY OF ST. CHARLES PLAN COMMISSION

----- x
CITY OF ST. CHARLES, :
Other. : CASE NO.:
: PO #115733
----- x

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, May 5, 2026
7:00 p.m.

Job No.: 611776
Pages: 1 - 89
Transcribed by: Sarah Cunningham

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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Report of Proceedings, held at:

City of St. Charles
2 East Main Street
St. Charles, Illinois 60174

Pursuant to agreement, before
Lawrence Wallace, Notary Public in and for the
State of Illinois.

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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A P P E A R A N C E S

PRESENT:

PETER VARGULICH, Chairman

JEFFREY FUNKE, Vice Chair

RITA PAYLEITNER, Commissioner

GARY GRUBER, Commissioner

COLLEEN WIESE, Commissioner

ZACHARY EWOLDT, Commissioner

CORY JONES, Commissioner

ALSO PRESENT:

Ellen Johnson, Planner

Michael Leidig, Speaker

Gerry Schermerhorn, Speaker

Robert Miller, Speaker

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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C O N T E N T S

AGENDA ITEM	PASS/FAIL	PAGE
Senior Care Home, 5 North 024 Route 31	N/A	7
Club Car Wash, 4060 East Main Street, Millco 4060 East Main Street LLC	Fail	9

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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

2 CHAIRMAN VARGULICH: Good evening,
3 everyone. I'd like to call the Plan Commission to
4 order at 7 p.m.

5 Roll call.

6 Colleen Wiese?

7 COMMISSIONER WIESE: Here.

8 CHAIRMAN VARGULICH: Zach Ewoldt?

9 COMMISSIONER EWOLDT: Here.

10 CHAIRMAN VARGULICH: Jeff Funke?

11 VICE CHAIR FUNKE: Here.

12 CHAIRMAN VARGULICH: Gary Gruber?

13 COMMISSIONER GRUBER: Here.

14 CHAIRMAN VARGULICH: John Fitzgerald?

15 COMMISSIONER FITZGERALD: (No verbal
16 response.)

17 CHAIRMAN VARGULICH: Cory Jones?

18 COMMISSIONER JONES: Here.

19 CHAIRMAN VARGULICH: Rita Payleitner?

20 COMMISSIONER PAYLEITNER: Here.

21 CHAIRMAN VARGULICH: Thank you very much.

22 Pledge of Allegiance, please.

23 (The Pledge of Allegiance was recited.)

24 CHAIRMAN VARGULICH: Thank you.

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 Presentation of our meeting minutes from
2 April 21st Plan Commission.

3 Is there a motion to approve?

4 COMMISSIONER WIESE: I'll motion.

5 VICE CHAIR FUNKE: I'll second.

6 CHAIRMAN VARGULICH: Motion and a second.

7 All those in favor, aye.

8 (Chorus of ayes.)

9 CHAIRMAN VARGULICH: Passes. All right.

10 Item 5: Election of officers, Plan
11 Commission chair, vice chair are elected at the
12 beginning of each fiscal year.

13 Aah, all right. Entertain a motion for
14 chair, please.

15 VICE CHAIR FUNKE: I'll make a motion to
16 elect Peter Vargulich for chair.

17 COMMISSIONER WIESE: I'll second.

18 COMMISSIONER GRUBER: I'll second
19 (indiscernible).

20 CHAIRMAN VARGULICH: All right. A motion
21 and a second.

22 All those in favor?

23 (Chorus of ayes.)

24 CHAIRMAN VARGULICH: Opposed? Well, maybe

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 me a little bit.

2 All right. Motion passes. Thank you.

3 All right. Entertainment of our vice
4 chair, please.

5 COMMISSIONER WIESE: I'll make a motion to
6 recommend Jeffrey Funk for our vice chair.

7 UNIDENTIFIED SPEAKER: I'll second.

8 CHAIRMAN VARGULICH: We have a motion and
9 second.

10 All those in favor?

11 (Chorus of ayes.)

12 CHAIRMAN VARGULICH: Opposed?

13 The motion passes.

14 Item 6: We have the Senior Care Home
15 5 North 024 Route 31. This was an application for
16 special use for a large group home on that
17 property. This was a continuation of the public
18 hearing from April 21st, and we're going to
19 continue it again, correct?

20 MS. JOHNSON: Yes. The applicant has
21 requested more time to gather the information that
22 was requested at the last meeting, so the
23 applicant has requested a continuation to
24 May 19th.

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 CHAIRMAN VARGULICH: May 19th. All right.
2 And we'll see where we are at that point. Thank
3 you.

4 All right. Is there a motion to continue
5 the public hearing for this project until then?

6 COMMISSIONER WIESE: I'll make a motion.

7 COMMISSIONER EWOLDT: Second.

8 CHAIRMAN VARGULICH: Motion and a second.

9 All right. All those in favor?

10 Oh, I'm sorry. I have to roll call.

11 Sorry. Sorry about that.

12 Colleen Wiese?

13 COMMISSIONER WIESE: Yes.

14 CHAIRMAN VARGULICH: Zach Ewoldt?

15 COMMISSIONER EWOLDT: Yes.

16 CHAIRMAN VARGULICH: Jeff Funke?

17 VICE CHAIR FUNKE: Yes.

18 CHAIRMAN VARGULICH: Gary Gruber?

19 COMMISSIONER GRUBER: Yes.

20 CHAIRMAN VARGULICH: Cory Jones?

21 COMMISSIONER JONES: Yes.

22 CHAIRMAN VARGULICH: Rita Payleitner?

23 COMMISSIONER PAYLEITNER: Yes.

24 CHAIRMAN VARGULICH: Myself, yes.

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 All right. That passes. We'll move on.

2 Item 7: Club Car Wash, 4060 East Main
3 Street, Millco 4060 East Main Street LLC. This is
4 an application for a special use requesting a
5 drive-through facility associated with a proposed
6 car wash at 4060 East Main Street.

7 This is a public hearing for a special
8 use. It is the role of the Plan Commission to
9 conduct these public hearings on zoning
10 applications that are filed with the City. All
11 testimony and evidence both for and against shall
12 be given under oath.

13 Regarding our procedure, we'll have a
14 presentation by staff, followed by the applicant's
15 presentation. Then we'll take questions from the
16 Commission, followed by questions, or comments
17 from members of the audience.

18 When the Plan Commission feels it has
19 gathered enough evidence to make a recommendation
20 to the city council, Committee of the Whole, we
21 will close the public hearing. The Plan
22 Commission will then discuss the evidence gathered
23 related to the findings of fact and vote on a
24 recommendation.

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 Before we begin, anyone who is willing to
2 offer testimony, including asking questions or
3 providing comments, shall be sworn in. So all
4 those going to do that, would you please stand?

5 Do you swear the testimony you'll provide
6 tonight will be the truth? If so, say I do.

7 (Chorus of I dos.)

8 CHAIRMAN VARGULICH: Thank you.

9 When you're speaking, please come up to
10 the lectern.

11 You can sit down. Thank you.

12 Please come up to the lectern, state your
13 name, spell your last name, and state your address
14 for the record.

15 I will note that in our -- the meeting
16 packet that was posted on the City's website,
17 there were no letters for or against this project.
18 Five of them have come in from several different
19 people, Christy Culver (phonetic), Jack Burdan
20 (phonetic), Sue Doherty (phonetic), Jill Aduchi
21 (phonetic), and Ali Tahir (phonetic). And those
22 are on -- been passed out to the Plan Commission
23 and are part of the public record at this point.
24 We won't specifically refer to them. If they're

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 here to testify, that's fine, but we will -- the
2 Plan Commission has had an opportunity to review
3 those.

4 Ellen.

5 MS. JOHNSON: This is an application for
6 special use submitted by Millco 4060 East Main
7 Street LLC, requesting approval of a drive-through
8 facility at the northeast corner of Route 64 and
9 Pheasant Run Drive. Development of a car wash is
10 proposed. Car wash is a permitted use in the
11 Regional Business Zoning District. Special use
12 approval is required for the drive-through
13 component.

14 There are six findings of fact for special
15 use, and all must be found in the affirmative to
16 recommend approval.

17 I'll now turn it over to the applicant.

18 CHAIRMAN VARGULICH: Thank you. Please.

19 MR. LEIDIG: Hi, everybody. Just let me
20 get setup here.

21 Hi, there. My name is Michael Leidig,
22 L-e-i-d-i-g, 1250 Centennial Center Boulevard,
23 Hobart, Wisconsin 54155.

24 I appreciate your time tonight. I just

1 want to run through, I guess I'll start on this
2 slide right here if I can, just the site. I'll
3 walk through a little bit about Club Car Wash, and
4 then I'll walk through the site just so we get a
5 good picture of what we're looking for here.

6 So Club Car Wash originally started in
7 2008 as Tiger Carwash in Columbus -- or Columbia,
8 Missouri. They've since expanded to over
9 260 locations around the country. They're, in the
10 last three or four years, been doing an expansion
11 into the Midwest, in Wisconsin, Northern Illinois,
12 and Minnesota. They're all privately owned by
13 Club Car Wash. They don't franchise.

14 So just a little bit on the site here, and
15 I'll walk through as we go. So entering on the
16 north side of the site here, you can enter and
17 turn into the queue lane on the east side of the
18 site. Going to the south, you get to the pay
19 booth on the south side of the site. There's two
20 lanes for the queuing.

21 As the name Club Car Wash suggests,
22 they're a membership based service, so you can
23 purchase a membership monthly and then wash your
24 car as many times as you'd like. They do also

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 offer single washes, so you can just show up, not
2 a member, go through. But the two-lane system
3 there and the to pay booth is to allow for a
4 member fast pass lane as well as a single wash
5 lane.

6 As you go through, a staff member will
7 either sign you up for a membership or take your
8 money, do the transaction at the pay booth here.
9 You move through. We do have an emergency
10 discharge right here. So if for whatever reason
11 after you pay, after you go through the stop arms,
12 you can discharge into the vacuum area and leave
13 the site without having to go through the car
14 wash, if for some reason the car wash were to
15 break or backup, something like that. We can get
16 cars out that way.

17 Turning into the car wash, we do have
18 heated concrete at the entrance and exit of the
19 car wash. This is just to help with maintenance
20 on the site. It is an all concrete yard. So when
21 you have cars kind of entering the site and you
22 have staff members spraying down cars with power
23 washers to get kind of that bug gunk off the front
24 of them, it just helps to -- helps to have that

1 area heated.

2 As you can probably tell, the car wash is
3 fully staffed, as I mentioned, employees on-site,
4 so there is some folks in the car wash to process
5 the vehicles, some folks at the pay booth, and
6 then there's typically a manager who floats around
7 to a couple different sites in the area.

8 Leaving the car wash to the north side
9 here, you turn out. About 70 percent of people
10 will then turn into the vacuum area or use the
11 vacuum area either before or after their car wash.
12 These vacuums are free to the public. You don't
13 have to have a membership. You don't even have to
14 pay for a car wash. Anybody can use them. The
15 vacuums are only available during business hours,
16 though. Business hours are in the narrative,
17 that's generally from 7 to 8 p.m., depending on
18 day of the week and Daylight Saving Time.

19 Now, once you've exited the site, you turn
20 into the vacuum area. They do have self-service
21 vacuums. These also have trash receptacles on the
22 back of them. Those are emptied every hour into
23 the large trash receptacle over here on the site
24 in the northeast corner just to keep the site

1 tidy. Obviously, people dumping out their
2 garbage, it can fill up pretty quick. There are
3 clips on the stanchions as well for people to
4 vacuum out their mats.

5 That's a pretty broad overview of the site
6 itself, how the operations work, what Club Car
7 Wash is.

8 I know there was, I was shared this
9 afternoon, I was driving down here, I was shared
10 some of those letters that came in. I did have a
11 chance to skim some of those. I didn't have a
12 chance to review them all. It sounded like maybe
13 some of them came in kind of last minute, so I
14 haven't had a chance to review those. But if
15 there's any questions or comments on those, I'd be
16 happy to address them; otherwise, I think I'll let
17 any members of the public or anybody ask
18 questions, and I can go from there. I don't want
19 to talk your ears off.

20 CHAIRMAN VARGULICH: All right. Thank you
21 very much.

22 MR. LEIDIG: Thanks.

23 CHAIRMAN VARGULICH: Any questions,
24 complaints?

1 VICE CHAIR FUNKE: I've got a question.
2 What's the -- do you have rooftop units on top?
3 Do you have rooftop units on the building?

4 MR. LEIDIG: I believe they do, but
5 there's a parapet wall that screens everything.
6 Nothing is visible.

7 VICE CHAIR FUNKE: Yeah, because it
8 doesn't show what the height of the roof is, and
9 maybe that's a typo.

10 MR. LEIDIG: There is on the elevations, I
11 would hope.

12 VICE CHAIR FUNKE: Yeah.

13 MR. LEIDIG: There should be on here,
14 20 foot 8 to the top of foot parapet there.

15 VICE CHAIR FUNKE: Okay. What's the top
16 of the roof? What's the roof height?

17 MR. LEIDIG: That's a great question.
18 These downspouts go to the top of the roof.

19 VICE CHAIR FUNKE: Right.

20 MR. LEIDIG: I could scale it off for you.
21 I'm going to estimate. It's probably closer to --
22 oh, it does look like --

23 VICE CHAIR FUNKE: Yeah, just -- I would
24 just make sure they have enough screening in

Transcript of St. Charles Plan Commission
Conducted on May 5, 2026

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1 there, and it looks like you do from where the
2 scuppers are located, so --

3 MR. LEIDIG: For sure, yeah.

4 VICE CHAIR FUNKE: I would just make sure
5 that everything is, you know -- there's enough
6 parapet there that's screening the rooftop units.
7 That's all I --

8 COMMISSIONER WIESE: I missed it. What
9 did you say the hours are of the car wash?

10 MR. LEIDIG: Generally --

11 UNIDENTIFIED SPEAKER: Seven to eight.

12 MR. LEIDIG: Yeah, generally seven to
13 eight.

14 COMMISSIONER WIESE: Seven in the morning
15 until eight at night?

16 MR. LEIDIG: Correct. There's some
17 changes on Sundays. I think they open an hour
18 later and close early during Daylight Saving Time.

19 CHAIRMAN VARGULICH: Can the -- can
20 something like the refuse enclosure be in the gas
21 easement?

22 MR. LEIDIG: Yeah. So there -- that's a
23 great question. So there is. I guess let me go
24 to our site plan here. So as was mentioned, there

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Conducted on May 5, 2026

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1 is a private utility easement. Some of the
2 surrounding area here, so there's a Culver's with
3 a drive-through to our west. There is a gas
4 company property to our east. We are coordinating
5 currently with the gas company on their review of
6 this as part of the easement. That's just
7 something we have to go through with them. Excuse
8 me. They may be comfortable with it in the
9 easement.

10 The gas line runs generally from this pad,
11 if you see right here, to the south. So we're
12 coordinating with them to see how best they want
13 to go about that, what they'll allow, where, and
14 those types of things. Yeah, that's in progress,
15 though.

16 CHAIRMAN VARGULICH: Okay. Please.

17 COMMISSIONER PAYLEITNER: So really all
18 we're deciding today is the drive-through part of
19 this plan?

20 MR. LEIDIG: I believe so.

21 COMMISSIONER PAYLEITNER: Yeah.

22 MR. LEIDIG: I believe the car wash is
23 permitted by rights here.

24 COMMISSIONER PAYLEITNER: Right.

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1 MR. LEIDIG: The drive-through component
2 is the special use. I would not want to talk out
3 of turn. So it seems like.

4 COMMISSIONER PAYLEITNER: That's correct.
5 Yeah, yeah. Thank you. It's my understanding as
6 well. Okay. Just checking. Thank you.

7 COMMISSIONER GRUBER: The main entrance
8 into the property, is -- is that a two-way section
9 where they could turn, I guess that would be
10 right, into the vacuum area, or do they have to go
11 through the main queuing to get to the vacuums?

12 MR. LEIDIG: No, it is a two-way, so you
13 could just enter in and enter into the vacuum
14 area. I believe staff had brought up a concern to
15 the -- as to like the traffic flow so you don't
16 have, like, opposing lanes of traffic targeted
17 toward each other.

18 And we can, you know, we're well willing
19 to work with staff on that. We can maybe angle
20 this exit and discharge it a little bit further to
21 the south, hooking it along with, we'll have a
22 stop bar with a stop sign. That will be a stop
23 condition there. So people exiting the wash will
24 have to yield to oncoming traffic.

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1 Obviously, Club Car Wash wants to design,
2 and we, me, especially as an engineer of record,
3 want to design a site that's safe and efficient.
4 So we'll definitely be taking a look at that.

5 COMMISSIONER GRUBER: Thank you.

6 CHAIRMAN VARGULICH: Ellen, is there
7 any -- has there been any pushback from IDOT
8 related to putting the sidewalk in the right of
9 way on other things?

10 MS. JOHNSON: To my knowledge, I don't
11 believe IDOT has been approached yet. With that
12 location if IDOT were opposed, it could be there's
13 room to shift it onto private property, and if
14 that's done, we would just need a public sidewalk
15 easement over it.

16 CHAIRMAN VARGULICH: Like with the
17 Culver's, was there any opposition from IDOT for
18 that because there is a sidewalk in front of
19 Culver's?

20 MS. JOHNSON: Right. Not to my knowledge.

21 CHAIRMAN VARGULICH: Okay. All right.
22 The sidewalk should probably be extended. You're
23 showing on your site plan just kind of coming up
24 and hugging your property line and then going to

Transcript of St. Charles Plan Commission
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1 the north. But from a flow standpoint, I think we
2 would to have people be able to walk westward
3 also.

4 MR. LEIDIG: So you're talking just --

5 CHAIRMAN VARGULICH: So that they can
6 connect to the sidewalk on the other side of
7 Pheasant Run Drive.

8 MR. LEIDIG: Yeah. I think the -- the
9 challenge comes in is we don't own that. We don't
10 own that property over there. And I don't know
11 if, I guess if it's a requirement, we'll have to
12 look into it. It's just typically, in my
13 experience, we haven't been required to put
14 sidewalk in front of other folks' -- other folks'
15 property.

16 CHAIRMAN VARGULICH: Well, this is a part
17 of a private street.

18 MR. LEIDIG: Correct, yes.

19 CHAIRMAN VARGULICH: And it's already done
20 on the other side, on the west side?

21 MR. LEIDIG: So --

22 CHAIRMAN VARGULICH: Culver's has already
23 extended it.

24 MR. LEIDIG: So it's extended to like this

1 Pheasant Run connection there, yeah. It -- I
2 guess it's a weird situation. So I guess if that
3 were -- were a requirement I guess we would have
4 to, you know, we would have to look into that,
5 yeah.

6 CHAIRMAN VARGULICH: Okay. I mean, I
7 would like to have staff make that part of
8 their -- I mean, as this moves forward, obviously
9 you would need to coordinate with whatever it is,
10 Pheasant Road, POA, or --

11 MR. LEIDIG: Yeah.

12 CHAIRMAN VARGULICH: -- however that works
13 for their property association. But I think that
14 that would make sense. If we're going to have
15 connectivity to east and west along Illinois 64,
16 Main Street, I think that would make sense.

17 MR. LEIDIG: Yeah.

18 CHAIRMAN VARGULICH: And a couple other
19 questions related to the -- the vacuum turbine
20 path. Many of these things are, you know, pretty
21 noisy. And I think staff provided a comment in --
22 in their staff report regarding potential concern,
23 even though a -- a letter hasn't been written yet,
24 from somebody over at the hotel management to the

1 north about the potential for noise.

2 Well, you know, some -- depending on what
3 your work hours are, you might actually sleep past
4 the hours that you guys begin to operate. And --
5 and so I would ask, as part of this, to move those
6 south to the opposite end of the site, at the
7 opposite end of those bays where you have the
8 ability to use the vacuums. And so -- so I
9 would -- I would think just providing more
10 distance or separation would be helpful.

11 MR. LEIDIG: Okay.

12 CHAIRMAN VARGULICH: I would -- is
13 there -- and then I don't know -- know all the
14 operations or the clearances that those are
15 needed. I'm sure there's a lot of air intake for
16 those. But I would think also if there could be a
17 screen around them to help push the sound up
18 rather than out, I think that would be helpful
19 also. And there certainly seems to be plenty of
20 landscape area to be able to flip those from the
21 north side to the south side of that bay.

22 MR. LEIDIG: Yes. So a couple, a couple
23 items on that. So I -- generally we do try to
24 keep the -- the vacuums toward the, I guess,

1 toward the roadside, if you will, just because,
2 you know, that road has 33,000 average daily cars,
3 so that definitely makes sense. The only issue we
4 run into is the way those vacuums work is there's
5 essentially a stanchion pipe that runs across to
6 service all of those.

7 And some places we've run into have issues
8 when we have to cross the ADA stall with that --
9 with that pipe. Because they're all connected,
10 there's not really a way to gap that. The
11 solution would be we switch the ADA stall to the
12 north side of the site, which still would provide
13 an ADA accessible route to the entrance of the
14 building.

15 I'll say it's -- it -- it would be
16 extremely rare that someone would actually need to
17 go into the building. There's not like someone
18 constantly staffed in there. It would be like if
19 you have a membership issue or something like
20 that, you can go into the building. There's a
21 small office there that sort of connects to a pay
22 area there.

23 But we -- we could switch the ADA stall to
24 the north side and then allow that, allow those to

1 relocate. I have no issue with that.

2 Like you said, though, we will include
3 like a sort of, it sort of matches the canopy
4 structure, where it's like a slatted, polished
5 aluminum. That does a really good job of blocking
6 that sound, and like you said, directing it
7 upwards, along with some pretty intensive
8 shrubbery and landscape screening on that side, so
9 yeah.

10 As far as the distance, I'm staying at a,
11 not -- not at this hotel, but at a different hotel
12 that has a car wash right by it. And I'll be
13 honest, I didn't really notice it until -- until I
14 was looking online at car washes in the area, so
15 distance definitely kills sound a lot.

16 CHAIRMAN VARGULICH: Okay. All right.
17 Oh, that would be great.

18 I also would ask if you could modify your
19 driveway going into the car wash to flatten the
20 radius to about 50 or 55 feet so that there could
21 be landscaping between the sidewalk and the curb
22 line. You have about a 40-foot radius now, and
23 that -- and basically the back of the curb touches
24 the sidewalk.

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1 MR. LEIDIG: Yeah.

2 CHAIRMAN VARGULICH: And so --

3 MR. LEIDIG: We can --

4 CHAIRMAN VARGULICH: -- if -- if that
5 could be flattened a bit to provide, you know,
6 4 or 5 feet of separation --

7 MR. LEIDIG: Yeah.

8 CHAIRMAN VARGULICH: -- so that then the
9 plantings could go between there as far as the
10 view from Main Street.

11 MR. LEIDIG: Sure. I will do -- so part
12 of -- part of the challenge with this site is
13 definitely it's horizontally constrained. And
14 having this -- having this triangle sort of
15 notched out of that does definitely give us a
16 little bit of an issue.

17 Part of the, from Club Car Wash experience
18 operating these car washes, is getting folks lined
19 up onto the conveyor belt. For some people, it is
20 no problem. For some people, they really need a
21 jet or a long curve to be able to get into there.

22 The other, which we may be able to do,
23 it's just with the emergency exit there, we sort
24 of want to have that tangent there to help guide

1 people into that. I certainly, if we're able to
2 flatten that radius out and get that, I see no
3 issue. I'll do everything we can to do that. I
4 just, I'm a little hesitant to promise that we can
5 definitely a hundred percent fit it there if I
6 don't know if there are operations to be able to
7 line them up.

8 CHAIRMAN VARGULICH: Okay. I realize that
9 you can search that and figure that out with auto
10 turn --

11 MR. LEIDIG: Yes.

12 CHAIRMAN VARGULICH: -- and -- and all of
13 those types of software. So I would ask, you
14 know, if -- if you could, if you will put in your
15 being your best effort.

16 MR. LEIDIG: Definitely. I can -- I can
17 promise you that.

18 CHAIRMAN VARGULICH: Short of -- short of
19 working on your CAD drawing, which I don't want to
20 do, I would say I would leave that to you.

21 MR. LEIDIG: Yes, I'll coordinate with
22 staff on that.

23 CHAIRMAN VARGULICH: Yeah, yeah. I mean,
24 it also seems like, you know, the -- the whole,

1 within reason, the whole thing could slide north,
2 the whole design could slide north 3 or 5 feet,
3 right, because you certainly have plenty of room
4 still from a setback standpoint, from a building
5 and all those things to --

6 MR. LEIDIG: Yeah.

7 CHAIRMAN VARGULICH: -- accomplish this?

8 MR. LEIDIG: Part of the -- part of the
9 talk about turning and things like that, part of
10 that is when you want -- when you look at like
11 discharging the site, you don't want to have this
12 island on the north side like get so small where
13 you now have like a 2-foot island or something
14 like that.

15 Because if you're leaving the site, you're
16 sort of turning to the, I'll just say turning to
17 the right, and then having to turn a U-turn to the
18 left, and giving a little more space for folks to
19 be able to do that turn sort of makes that a more
20 comfortable and easier experience for people to
21 stay in their lanes and navigate through the
22 traffic. So that's why we like to try to keep
23 some space up here.

24 CHAIRMAN VARGULICH: Sure.

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1 MR. LEIDIG: But you know, you're right, I
2 will definitely give it best effort.

3 CHAIRMAN VARGULICH: Well, I would --
4 along the conversation and some of the comments
5 that were received from staff regarding how the
6 site access comes in and then you're kind of
7 presented with, I have to turn slightly left to
8 get into the queue lane or I can turn somewhat
9 right to go over to the vacuum lanes and -- and
10 all of that. And then you have somebody who's
11 leaving the car wash, right, who's coming in from
12 a one-lane, understanding they're going to stop,
13 which they should, but then that kind of blends
14 all that.

15 I think there's also a possibility to
16 modify the geometry so that you actually come in a
17 little further into the site before you turn right
18 to go to the vacuum lanes or make the decision to
19 come to the south to go into the queue, but it
20 would probably require you to relocate your refuse
21 enclosure to do that.

22 But I think there would be possibility to
23 do that, to move the refuse enclosure, assuming
24 that the fine people from the gas company are okay

1 with it being there at all because otherwise that
2 creates another problem for you.

3 MR. LEIDIG: Certainly.

4 CHAIRMAN VARGULICH: But if they could
5 put -- if you could put the refuse in the
6 northeast corner, flip it to the other side, and
7 then you'd still be able to work through the
8 geometry of having a truck lift the -- the
9 dumpster and all.

10 MR. LEIDIG: Yeah.

11 CHAIRMAN VARGULICH: So -- so I do, I do
12 think it's possible to -- to do that and -- and
13 clean this up a little bit so there isn't like so
14 many decisions as soon as you enter the site. And
15 then also it would do the -- on the reverse of
16 leaving the property, whether you're coming
17 through the car wash or leaving from the vacuums,
18 it would give you a little more room to be able to
19 straighten out your car before having to turn left
20 to -- to return back to the light at Main and
21 Pheasant Run.

22 So I would ask, not only from staff but
23 from us, that that gets a lot further geometric
24 work.

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1 MR. LEIDIG: Sure. Yeah. And we can
2 provide turning templates to staff and council and
3 everybody just to sort of show where that is. And
4 definitely, we -- you know, I'm not -- I'm not
5 heart set on having the entrance here. If moving
6 the entrance provides a better outcome, I'm all
7 for it, so definitely just want to find the best,
8 best solution for St. Charles and best solution
9 for Club Car Wash, best solution for the user.

10 CHAIRMAN VARGULICH: Sure.

11 COMMISSIONER PAYLEITNER: Can I ask you or
12 your rep? You know, you represent. Is there
13 ownership in other car washes? I mean there's a
14 Club Car Wash just barely two miles to the east.

15 MR. LEIDIG: Yeah. So I think one of
16 the -- one of the letters had mentioned like
17 private --

18 COMMISSIONER PAYLEITNER: No. I'm not
19 talking about competition. I'm just saying you --

20 MR. LEIDIG: Yeah.

21 COMMISSIONER PAYLEITNER: -- yourself,
22 that you can speak to all these issues. Do you
23 have other car washes?

24 MR. LEIDIG: Oh, yes. All of these. So

1 I'm -- I'm an engineer. I work for an engineering
2 company. We're contracted with Club Car Wash to
3 design their sites to do this. So I've probably
4 designed 50 or so of these sites.

5 COMMISSIONER PAYLEITNER: Okay.

6 MR. LEIDIG: That site, I believe, we're
7 talking to the east, that was an acquisition. So
8 it was a former different brand.

9 COMMISSIONER PAYLEITNER: Yeah.

10 MR. LEIDIG: They bought it.

11 COMMISSIONER PAYLEITNER: Yeah, that's
12 outside our scope so that's fair.

13 MR. LEIDIG: Sure.

14 COMMISSIONER PAYLEITNER: The reason I ask
15 is also because you put in here 80 trips per hour
16 during peak; is that correct?

17 MR. LEIDIG: Yeah, that's what the ITE
18 classifies, and we found that depending on
19 seasonal variability and things that a lot of
20 times that's what we can expect on-site. That's
21 what I've gotten from Club Car Wash, so --

22 COMMISSIONER PAYLEITNER: Okay. So that's
23 more of a algorithm that you, however much traffic
24 goes down 64, you can assume that this much

1 traffic will come into your car wash?

2 MR. LEIDIG: Yeah. I mean, they do like
3 market sensitivity analysis to make sure that
4 this -- oops -- that this is a site that's going
5 to be financially viable, definitely.

6 Part of it is there's, you know, certain
7 demands for car washes, and they've just found at
8 a lot of their sites that it generally matches
9 that.

10 Obviously, when you get that one warm day
11 in January when everybody wants to wash their car,
12 definitely going to be more than that. But we
13 generally find that we're much less than like a
14 McDonald's or a quick service restaurant or
15 something like that.

16 COMMISSIONER PAYLEITNER: Okay. That's --
17 that's my concern is finding of fact c, effect on
18 neighboring property, and that you're so close to
19 the hotel. And then, you know, with the
20 suggestions from the Chair to move everything
21 north, that's even closer to the hotel. And it
22 just seems that 80 trips per hour is a lot of
23 noise.

24 MR. LEIDIG: Oh, you're talking like the

1 vehicle -- the vehicle trips?

2 COMMISSIONER PAYLEITNER: Yeah. I know
3 it's 40 each that that's what you're counting for
4 traffic, but --

5 MR. LEIDIG: Yeah.

6 COMMISSIONER PAYLEITNER: -- yeah.

7 MR. LEIDIG: I would say we, especially
8 compared to like the Culver's across the -- across
9 the street from us, we -- we're significantly less
10 than like a quick service restaurant. Obviously,
11 vehicles -- vehicles do make noise, but I think
12 that that road down there gets 33,000 vehicles a
13 day.

14 Noise dissipates on distance really,
15 really well. We have pretty intensive screening
16 on our site with landscaping, vegetation. That
17 really eats up a lot of that noise. So we don't
18 anticipate the traffic to be generating any more
19 noise than any other standard drive-through use,
20 let alone the one across the street from us.

21 COMMISSIONER PAYLEITNER: Okay. I don't
22 think that Culver's backs up to the hotel, though,
23 correct? I mean, they're not --

24 COMMISSIONER EWOLDT: They offset.

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1 COMMISSIONER PAYLEITNER: Yeah, they're
2 offset.

3 MR. LEIDIG: Oh, they're -- correct.

4 COMMISSIONER PAYLEITNER: Yeah, yeah,
5 yeah.

6 MR. LEIDIG: Yeah.

7 COMMISSIONER PAYLEITNER: Okay.

8 COMMISSIONER EWOLDT: Can you just explain
9 why that bailout lane is after the pay? So
10 essentially, I mean, if it's busy and I'm stuck in
11 that line, that means I have to ride it through
12 the whole way.

13 MR. LEIDIG: Yeah. So if we put -- so if
14 we put the bailout lane, like let's say if we
15 throw it like down here like midway through or
16 something like that, you sort of run into this
17 issue where anything past that, and now you have
18 to go through the wash itself. So there's no
19 other way to get out besides through the wash. So
20 we want to hold that essentially as late as
21 possible to provide an alternative exit for the
22 queue outside of the wash.

23 So those couple cars that would be queued
24 here, and obviously this is just showing maximum

1 queuing space, if there was some issue with the
2 wash, you know, you would flush these cars out
3 through here and then back those cars out. You
4 just raise the stop arms. I'll say it's very
5 rare, but it's just a precaution we want to take
6 and what most car washes take.

7 COMMISSIONER EWOLDT: Gotcha. I am also
8 concerned about the geometry with -- with the
9 amount of traffic movements with the entrance.
10 You know, you mentioned restaurants, like
11 Culver's, but they have a lot more, you know,
12 stack (indiscernible) you know, the access and
13 accessing that and leaving.

14 MR. LEIDIG: Okay.

15 COMMISSIONER EWOLDT: So I think, you
16 know, right, because with this you're introducing
17 people leaving from the car wash, people leaving
18 or going to the -- the vacuums, and people going
19 into the lane. You know, so I guess that's
20 potentially four different turn movements going
21 into the site in a pretty short distance --

22 MR. LEIDIG: Sure.

23 COMMISSIONER EWOLDT: -- from stopping and
24 you know, and then stacking of vehicles. I --

1 that geometry is concerning to me. I just think
2 there's --

3 MR. LEIDIG: Sure.

4 COMMISSIONER EWOLDT: -- a potential for
5 unsafe conditions, not just with people not paying
6 attention. Because when you come out of the car
7 wash, you know, let's be honest, people typically
8 are either ready to go or they're looking, you
9 know. It's not necessarily allowing for a lot of
10 room for error.

11 MR. LEIDIG: Yeah, so I'm -- I'm totally
12 fine. And again, we, you know -- with the -- with
13 the comment on concern about this, that was sort
14 of brought up to us a little later in the process
15 on this, which, you know, I totally understand
16 everything doesn't come out the first round of
17 comments or the second round of comments.

18 I'm totally fine reworking this a little
19 bit to address those concerns. And essentially
20 what I'm hearing is, you know, or what we propose
21 is stop sign, stop arm for the exit of the wash.

22 And then I'll say most of the people who
23 enter the site are entering and going directly to
24 the queue lanes, which is sort of why, if you look

1 at this, like when you're turning in, you're sort
2 of like guided to the queue lanes. Most people go
3 through the car wash first, about 70 percent, and
4 then vacuum afterward. So a majority does just
5 flow through here and avoid that.

6 You do have a little bit of a -- I -- I
7 guess what I'm saying is I -- I understand the
8 concern and I'm committed to being able to address
9 that. I mean, we can work with staff and
10 engineering department to come up with something
11 that, you know, the City and us feels is safe and
12 adequate in that location.

13 CHAIRMAN VARGULICH: Please.

14 COMMISSIONER PAYLEITNER: Sure. The --
15 the road to the north, your access road, that's
16 also, are you thinking of expanding it, making it
17 bigger, or because it serves both you and the
18 hotel right now? It's really not, correct?

19 MR. LEIDIG: This -- this road up here
20 you're talking about?

21 COMMISSIONER PAYLEITNER: Yes, yeah, yeah.

22 MR. LEIDIG: Yeah, we have no proposal for
23 any improvements to -- to that road. I don't know
24 that there's -- I guess there's nothing that we've

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1 found that would indicate that there's needs for
2 improvements to that road. It's also not
3 something that we would necessarily have the
4 ability to. That's owned and operated by the --

5 CHAIRMAN VARGULICH: The association.

6 MR. LEIDIG: Yes -- the association.
7 Thank you. But -- and I do believe we do have a
8 letter from the association, which is in the
9 packet essentially saying thumbs up, go for it,
10 so --

11 CHAIRMAN VARGULICH: I have a question
12 regarding the planting plan. You don't -- you
13 don't have any foundation plantings on the east
14 side of -- of the building yet. There's only a
15 door, a pair of doors in the center and a door
16 towards the south end. It seems like the whole
17 vacuum area could all move to the east a bit and
18 then put in the required foundation plantings.

19 MR. LEIDIG: So from the Club Car Wash on
20 their kind of like, I guess how they operate their
21 sites, these areas where you have the cars pulling
22 forward up to there, shifting this and providing
23 landscaping through here typically just doesn't
24 work out as much. It sort of pinches off this

1 sidewalk here. And when you have folks sort of
2 traversing up and back, dumping into trash cans, I
3 guess it's just, it's not something that they've
4 sort of pursued going forward on these sites.

5 CHAIRMAN VARGULICH: Well, I would like
6 for you to reconsider that.

7 MR. LEIDIG: Okay.

8 CHAIRMAN VARGULICH: Hence my ask.

9 MR. LEIDIG: I -- I appreciate that.

10 Is -- is it --

11 CHAIRMAN VARGULICH: I mean, you don't
12 have a very wide sidewalk on the east side. You
13 just have kind of like an overhang sidewalk, and
14 then the trash containers I assume are the same on
15 the east side versus the west side?

16 MR. LEIDIG: Yeah.

17 CHAIRMAN VARGULICH: So then why 8, 9 feet
18 of pavement to the building when you don't do it
19 on the east side?

20 MR. LEIDIG: Yes. So on the east side,
21 what that -- that's not really a sidewalk there.
22 It's mainly just to protect the landscaping there
23 when you have like car bumpers that pull forward
24 and vacuum stanchions aren't like in that sidewalk

1 area. They're pulled forward into the parking lot
2 a little bit. So that's not necessarily like a
3 sidewalk.

4 I guess I'm just trying to appreciate, and
5 maybe this is just a blind spot. I was under the
6 impression that our landscape plan met all the
7 code requirements as it was.

8 MS. JOHNSON: Yes. The requirement for
9 foundation landscaping is 50 percent of street
10 facing walls excluding doorways and then
11 50 percent of walls total. So based on that
12 calculation, it does meet that requirement.

13 MR. LEIDIG: So that was sort of where
14 we -- where we came from. We felt like we had
15 pretty robust landscaping in the areas that were
16 needed. And just based on Club Car Wash
17 standard -- standard design, they -- they didn't
18 feel it was necessary in those locations.

19 CHAIRMAN VARGULICH: Yeah. All right.
20 Is -- the provided landscape plan, and I would
21 just say in general, it's -- you know, there's no
22 real issues with it, and it generally meets our
23 ordinance, but I would like to ask that you
24 diversify your shade tree options. You have like

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1 two.

2 MR. LEIDIG: Sure.

3 CHAIRMAN VARGULICH: And so I -- I would
4 think some things like coffee tree, hackberry,
5 London Planetree, swamp white Oak. I mean you
6 have, what, there's like 12, you know, red maples
7 and five locusts. I just think that more
8 diversity would be better.

9 MR. LEIDIG: I was going to write down,
10 but I don't think I can write that fast.
11 Definitely. If you guys want to provide it.

12 CHAIRMAN VARGULICH: We'll have meeting
13 minutes.

14 UNIDENTIFIED SPEAKER: That's okay. Yeah.

15 MR. LEIDIG: Perfect. That's even better
16 for me. Yeah, I can definitely talk to the
17 landscape architect and we can. I don't see any
18 issue swapping those out and getting some more
19 diversity.

20 CHAIRMAN VARGULICH: And then just as --
21 as a general recommendation, I would say I would
22 try to move your plantings off of your curbs. I
23 think that you're going to find snow removal won't
24 be kind. And so I think that there's nothing

1 wrong with the plantings, you know, but I think
2 moving them off -- off the curb lines on the south
3 side and on the north side would be beneficial
4 from you from an operation standpoint.

5 MR. LEIDIG: Certainly.

6 CHAIRMAN VARGULICH: Kind of like the way
7 you have it in that island.

8 MR. LEIDIG: Down here you're talking?

9 CHAIRMAN VARGULICH: The north-south
10 island, where everything is pulled --

11 MR. LEIDIG: Oh.

12 CHAIRMAN VARGULICH: -- in towards the
13 center. So that then snow removal activities
14 which can -- can become robust at certain times of
15 the year, won't have as much damage to your
16 plantings from an operation standpoint.

17 COMMISSIONER PAYLEITNER: Can I just?

18 CHAIRMAN VARGULICH: Sure.

19 COMMISSIONER PAYLEITNER: I'm going to
20 ask. I have a question for you, sir. As far as
21 the landscaping goes, I mean it's not even
22 required for this part of process, but is it --
23 because my concern is noise, is there any such
24 thing as plantings that can buffer that?

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1 CHAIRMAN VARGULICH: Candidly, no.

2 COMMISSIONER PAYLEITNER: No. Okay.

3 CHAIRMAN VARGULICH: No.

4 COMMISSIONER PAYLEITNER: Okay.

5 CHAIRMAN VARGULICH: I mean, and
6 especially not at this scale.

7 COMMISSIONER PAYLEITNER: Yeah. Okay.

8 CHAIRMAN VARGULICH: No. I mean, I think
9 that over time, larger scale plants will help to
10 mitigate sound, but you'd have to have some -- a
11 lot of evergreen and be really tall to have a
12 noteworthy effort, and that certainly doesn't go,
13 you know, doesn't meet a retail philosophy. It
14 doesn't -- you know, so many things.

15 COMMISSIONER PAYLEITNER: Yeah, yeah.

16 CHAIRMAN VARGULICH: So that's why I think
17 that the moving those turbines, you know, those
18 vacuum turbines, I think will help, you know, do
19 that if they're enclosed so you can bounce the
20 sound up.

21 I mean, those are, I mean, here, the --
22 the only reason noise walls function at all is
23 they don't absorb anything. They just bounce the
24 sound in a different direction. That --

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1 COMMISSIONER PAYLEITNER: Yeah, yeah.

2 CHAIRMAN VARGULICH: That is the purpose
3 of them.

4 COMMISSIONER PAYLEITNER: Yeah. Those I
5 knew, but I just wonder.

6 UNIDENTIFIED SPEAKER: You look like you
7 had something you wanted to respond.

8 MR. LEIDIG: Yeah. So we found when we
9 take, essentially, just like you said like when
10 you have like low-lying shrubs and things like
11 those typically don't simply absorb a lot, but
12 like you said, when you have like large arborvitae
13 trees, things like that that are evergreen, that
14 are planted like canopy to canopy, those can help.
15 But typically what we see is the -- the -- sort
16 of -- this, the shroud that we put around the
17 vacuum turbines that does a lot to, like you said,
18 direct that north or direct that to the sky and --
19 and sort of dissipate that sound.

20 So also, I know I've said it before, but
21 the distance really does I mean knock that sound
22 down. I -- I would not -- I would anticipate, but
23 I'm not a sound engineer, so I don't want to talk
24 out of school, but I would anticipate that by the

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1 time you get to that hotel room, you're
2 essentially hearing the background noise more or
3 less of the highway at that point.

4 COMMISSIONER PAYLEITNER: Mm-hmm, mm-hmm.
5 Yeah, which is my concern, not so much the -- the
6 dryers, I think you explained that, the vacuum,
7 sorry.

8 Is -- the car wash itself is noisy and
9 also the traffic on that street that you're
10 sharing at the hotel?

11 CHAIRMAN VARGULICH: Well, I think -- I
12 think 30-some thousand vehicles on North Avenue
13 will have a --

14 COMMISSIONER PAYLEITNER: Yeah. It's a
15 little --

16 MR. LEIDIG: That would be --

17 CHAIRMAN VARGULICH: -- a fair -- a fair
18 amount of noise --

19 MR. LEIDIG: That was the road that I was
20 saying was referencing.

21 CHAIRMAN VARGULICH: -- trucks, et cetera,
22 a three-lane cross-section.

23 COMMISSIONER PAYLEITNER: Yeah. But
24 that's not like 100 feet from there where this

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1 street -- this road is for that matter.

2 MR. LEIDIG: And just also to, I guess,
3 talking on the -- on the concern from the hotel,
4 we do have the letter from the -- from the
5 organization essentially saying we don't have an
6 issue with the use there.

7 COMMISSIONER PAYLEITNER: Right. I read
8 that. And that's the people --

9 MR. LEIDIG: Yes.

10 COMMISSIONER PAYLEITNER: -- who take care
11 of the common areas and whatever, not from the
12 hotel itself, right?

13 MR. LEIDIG: True.

14 COMMISSIONER PAYLEITNER: Okay.

15 MR. LEIDIG: I do believe the hotel was
16 noticed, though.

17 COMMISSIONER PAYLEITNER: Yeah.

18 CHAIRMAN VARGULICH: They would have been.
19 They would have been. But then there's always
20 like post-occupancy conversations and go --

21 MR. LEIDIG: Yeah. No, I --

22 CHAIRMAN VARGULICH: -- well it's already
23 approved.

24 COMMISSIONER PAYLEITNER: Yeah. Right.

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1 MR. LEIDIG: I appreciate that.

2 CHAIRMAN VARGULICH: So I mean, and then
3 staff continues to get comments and --

4 MR. LEIDIG: Yeah.

5 CHAIRMAN VARGULICH: -- they tell you
6 and --

7 MR. LEIDIG: Yeah.

8 CHAIRMAN VARGULICH: -- or not you, but
9 you owners and there you go.

10 MR. LEIDIG: Yeah. And I'll say we're
11 committed to being a good neighbor. Like nobody
12 wants, nobody wants comments. We want to be a
13 good user in the area. We want to bring business
14 synergize. We want to do those types of things.
15 It's, you know -- we're not trying to drop
16 something there down that's going to be a nuisance
17 to anybody.

18 So definitely, you know, we've done these
19 before, having landscaping, having the screening,
20 those types of things.

21 COMMISSIONER PAYLEITNER: And so you
22 already are the property owner?

23 MR. LEIDIG: Excuse me, I'm sorry?

24 COMMISSIONER PAYLEITNER: You're --

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1 they're already the property owner?

2 MR. LEIDIG: No. So Bobby over here is,
3 has a contract to purchase it.

4 COMMISSIONER PAYLEITNER: Okay.

5 MR. LEIDIG: And Club Car Wash is leasing
6 it from him, so it's under a purchase agreement
7 right now.

8 COMMISSIONER PAYLEITNER: Got it. Okay.
9 Thank you.

10 CHAIRMAN VARGULICH: Go ahead.

11 UNIDENTIFIED SPEAKER: Property owner,
12 contractors?

13 MR. LEIDIG: Yes.

14 COMMISSIONER PAYLEITNER: Oh, okay. So
15 property owner is here, right, right.

16 CHAIRMAN VARGULICH: Current property
17 owner.

18 COMMISSIONER PAYLEITNER: Okay. Right,
19 right.

20 MR. LEIDIG: Sure.

21 COMMISSIONER PAYLEITNER: Thank you.

22 I just wondered because I know there was
23 talk about doing one the other side of 64, that,
24 you know, isn't right now on top of a hotel

1 anyway, it could be, but, and so I just wondered,
2 that's already a handshake deal.

3 CHAIRMAN VARGULICH: Cory? Anybody else?

4 COMMISSIONER GRUBER: Oh, I'm sorry. One
5 last question --

6 CHAIRMAN VARGULICH: Yeah.

7 COMMISSIONER GRUBER: -- about signage.
8 There was signage on the building, I believe, in
9 the plan, but there was no freestanding sign on
10 the property on Main Street or anything.

11 MR. LEIDIG: Yeah. So I -- I'll be
12 honest, we're just, we weren't to that point where
13 we would contemplate, like, a monument sign, where
14 we would. I believe in the staff report, it said
15 like we'd be allowed like a hundred square foot
16 monument sign, if we chose. If Club Car Wash
17 chose to have that, they would keep it below the
18 standard requirements of it. I believe that would
19 come with a sign permit. But at -- at the current
20 time, I think most of their signage and their
21 brand recognition typically comes from the on
22 structure signage. So I don't want to close the
23 door on it, but just not something we ironed out
24 right now.

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1 COMMISSIONER GRUBER: Thank you.

2 CHAIRMAN VARGULICH: Yeah, yeah.

3 All right. Anybody else at this point?
4 We'll see if there's any public that would like to
5 speak. Please.

6 MR. SCHERMERHORN: Good evening. My name
7 is Gerry with a "G" Schermerhorn (phonetic). I
8 live locally in Elburn. And I've spent the last
9 30 years here in the Fox Valley living in
10 St. Charles, Geneva, and now Elburn.

11 I've also been in the car wash industry
12 for 40 years, including serving as past president
13 of the Chicagoland Car Wash Association and as an
14 industry consultant working with operators across
15 this region and around the country to help them
16 grow, improve, and build sustainable businesses.
17 That's something I've always cared deeply about
18 over my 40 years helping this industry be
19 successful and doing it the right way.

20 For transparency, though, I need everyone
21 to know that I'm also a partner with Clearwave Car
22 Wash. I met these young men 10 years ago and have
23 helped them build seven locations now. And at
24 this time in my life, I have gone in full-bore

1 with them, and I'm trying to help them, and I want
2 to work until I'm 72. Just keep going. So I
3 enjoy what I do.

4 But I'm here tonight not just as an
5 operator, I'm here as someone who has spent a
6 lifetime in this business and in this community
7 and who genuinely wants to see both thrive long
8 term. I'm not opposed to car washes, I love this
9 industry, but I want to see operators succeed.

10 What I'm here to talk about tonight is
11 balance and whether this market is already fully
12 served. St. Charles has a population of about
13 33,000 people. To put that in perspective, Aurora
14 has about 180,000, Naperville 150,000, and each of
15 them have six or seven express car washes. Here
16 we already have four, serving a much smaller
17 population. So even at the city level, this
18 market is already heavily supplied.

19 Now, when you look at how customers
20 actually behave along Route 54 -- or along
21 Route 64 from (indiscernible) Road it's a six-mile
22 stretch. And these four car washes, there's a
23 dense concentration of options there.

24 Express -- express car washes today are

1 capable of washing 250,000 cars a year. With four
2 express car washes here, that creates capacity of
3 one million cars annually. Current utilization is
4 roughly 600,000 cars per year or less with these
5 four car washes. That means a significant portion
6 of that capacity is already unused. And that's
7 before considering the additional car wash options
8 just off the corridors, the touchless washes, the
9 self-serves, the hand washes, inbound automatics,
10 which further increase the available supply.

11 When -- when a market becomes
12 oversaturated, it becomes harder to maintain the
13 same level of investment, upkeep, and service.
14 Over time, that leads to declining quality,
15 shorter business lifestyles -- life cycles, and
16 ultimately a reduced customer experience across
17 the corridor.

18 And that bothers me because I love car
19 washing, it's been my life. That's the real risk,
20 not just to operators, but to the long-term
21 standard, this community of St. Charles has worked
22 hard to build. So this is not about unmet demand.
23 This is about a market that is already overserved,
24 in my opinion, and when a market becomes

1 overserved, the impact goes beyond any one
2 business.

3 Many of the operators in this market are
4 family-owned businesses. People have invested
5 years building something meaningful, and in some
6 cases, operators who have stepped in to take over
7 struggling or failing sites, putting their own
8 capital at risk to rebuild them into stable,
9 well-maintained businesses that serve the
10 community well. That matters.

11 In recent years, I've seen a lot of
12 private equity backed groups enter the industry.
13 Car washing has really exploded. Their focus is
14 on expanding location count quickly rather than
15 ensuring each site is sustainable long-term. That
16 creates a different kind of pressure on markets
17 like this one.

18 My concern, and I say this generally, is
19 that when too many, too much capacity is added too
20 quickly, it puts existing businesses at risk,
21 shortens life business cycles, and could
22 eventually lead to underperforming or vacant
23 properties. And that impacts the community. I
24 know because I've lived here for 30 years.

1 St. Charles has built a reputation as a
2 first-class business community, one that values
3 quality, partnership, professionalism, and
4 long-term success, and I believe that matters.

5 I've spent my career helping operators
6 build businesses that last, not just businesses
7 that open. And as long -- and as I look toward
8 the year -- later years of my career here, I want
9 to see the businesses already part of this
10 community continue to grow, succeed, and remain
11 strong contributors to the area because once a
12 market crosses that line in the oversupply, it's
13 very difficult to reverse.

14 So respectfully, I ask you all to consider
15 not just whether this project can be built, but
16 whether it should be built, based on the current
17 need of this market, and the long-term impact in
18 the community. I respect the applicant, and I
19 respect their investment, but based on the data
20 I've looked at, the corridor, and a lifetime in
21 this industry, I do not believe another express
22 car wash serves an unmet need in St. Charles.

23 Thank you for your time. And if anybody
24 has any questions, I'd be willing to answer.

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1 CHAIRMAN VARGULICH: Thank you. Any
2 questions?

3 Thank you very much.

4 MR. SCHERMERHORN: Thank you.

5 CHAIRMAN VARGULICH: Anyone else on the
6 public side?

7 MR. LEIDIG: (Indiscernible).

8 CHAIRMAN VARGULICH: Sure. If you --

9 MR. LEIDIG: I don't -- I don't know if I
10 can or not.

11 CHAIRMAN VARGULICH: No. I mean, you
12 don't need to respond --

13 MR. LEIDIG: Oh.

14 CHAIRMAN VARGULICH: -- but if you have
15 some comments.

16 VICE CHAIR FUNKE: You know, I have a
17 question. I mean, maybe the owner wants to
18 respond to that. I mean, I guess my concern would
19 be that we have all these car washes on North
20 Avenue. I mean, why -- did he do an analysis or
21 something that --

22 MR. LEIDIG: Yeah. So Club Car Wash does
23 market analysis for all their sites. I don't
24 have -- I don't do the market analysis. I'm not a

1 marketing person. I'm an engineer. Obviously,
2 they want to go into places where they're going to
3 succeed, where they believe they can be
4 successful. It's a 5 million to \$6 million
5 investment in the building. They don't take that
6 lightly.

7 There is 30 -- like we mentioned, 30,000,
8 33,000 average daily cars on that road. It's a
9 popular corridor, which is why you see sort of an
10 increased amount of car washes on that corridor.

11 I guess I'll just also kind of, not to get
12 into the semantics of it, but the car wash use
13 component of it would be permitted on the site.
14 Part of it also is, when we're talking about like
15 private equity and things like that, Club Car Wash
16 doesn't -- they're not a private equity firm.
17 They're a car wash firm. They started in 2008
18 with one car wash and have expanded since then.

19 The other, to my knowledge, as of last I
20 talked with Club Car Wash, which was about a month
21 ago on this, they have not closed the site. They
22 haven't had, you know, any sites file for
23 bankruptcy, nothing like that. If anything, they
24 have expanded and taken over some of those sites

1 that have fallen on hard times and rebranded them
2 and brought them back into an operating condition
3 where they're servicing communities that they were
4 previously operating.

5 So I guess, you know, I definitely
6 appreciate the concerns and things like that on
7 having a successful business, but Club Car Wash as
8 a stakeholder has the highest interest in
9 operating a successful business.

10 VICE CHAIR FUNKE: So if you're a member
11 of the car wash in West Chicago, can they use this
12 car wash?

13 MR. LEIDIG: Any nationwide --

14 VICE CHAIR FUNKE: Okay.

15 MR. LEIDIG: -- for sure, yes. That's
16 part of the -- part of the interest, I guess, is
17 when you have a club membership if you're wherever
18 you are in Northern Illinois or wherever you are
19 anywhere in -- sorry, geez, I keep doing that --
20 anywhere in the country, you're able to utilize
21 the car wash.

22 COMMISSIONER PAYLEITNER: Yeah. And --
23 and I guess the car wash, whether it's the right
24 business or not, is further up the food chain than

1 us. I mean, we're just literally supposed to,
2 like you had said, talk about the drive-through
3 aspect. And whether or not, you know, there's a
4 million car washes in St. Charles or not, has
5 nothing to do with what we're talking about here.
6 We have to deal with this property and the
7 drive-through aspect of it?

8 MR. LEIDIG: Yeah.

9 COMMISSIONER PAYLEITNER: Yeah, we have to
10 do --

11 MR. LEIDIG: I believe the
12 car (indiscernible).

13 COMMISSIONER PAYLEITNER: -- our findings
14 of fact based on the drive-through. Because like
15 you said, car washes can be there, but it's the
16 drive-through that we have to put our --

17 MR. LEIDIG: I believe.

18 COMMISSIONER PAYLEITNER: -- judgment in
19 on, right?

20 MR. LEIDIG: Yeah.

21 COMMISSIONER PAYLEITNER: Right.

22 CHAIRMAN VARGULICH: Right.

23 Thank you very much, Mike.

24 MR. LEIDIG: Thank you.

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1 CHAIRMAN VARGULICH: All right. So we've
2 done the first couple parts of 7a. And so the
3 first question is, do we feel we have enough
4 information, or do we have any other questions
5 here before closing the public hearing?

6 So that's our first -- our next piece of
7 business.

8 COMMISSIONER WIESE: I think we can close.

9 COMMISSIONER PAYLEITNER: Yeah, I'll
10 second that.

11 CHAIRMAN VARGULICH: Okay. All right. So
12 we have -- need a motion.

13 COMMISSIONER WIESE: I'll make a motion to
14 close the public hearing.

15 CHAIRMAN VARGULICH: Okay.

16 COMMISSIONER PAYLEITNER: Yeah, I second
17 that.

18 CHAIRMAN VARGULICH: We have a motion and
19 a second.

20 Let's see. Roll call.

21 Jeff Funke?

22 VICE CHAIR FUNKE: Yes.

23 CHAIRMAN VARGULICH: Zach Ewoldt?

24 COMMISSIONER EWOLDT: Yes.

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1 CHAIRMAN VARGULICH: Colleen Wiese?

2 COMMISSIONER WIESE: Yes.

3 CHAIRMAN VARGULICH: Gary Gruber?

4 COMMISSIONER GRUBER: Yes.

5 CHAIRMAN VARGULICH: Cory Jones?

6 COMMISSIONER JONES: Yes.

7 CHAIRMAN VARGULICH: Rita Payleitner?

8 COMMISSIONER PAYLEITNER: Yes.

9 CHAIRMAN VARGULICH: Myself, yes.

10 Okay. So we've -- we've concluded 7a.

11 And we will do 7b, which is to discuss the
12 project. Now that we've heard from -- we've heard
13 from the applicant, we had our initial questions,
14 is there anything further that we would like to
15 have a discussion about, or is there a motion that
16 we would like to make related to this?

17 COMMISSIONER PAYLEITNER: I just want to,
18 once again, express my concerns for the noise.
19 And I know it's just making presumptions here
20 because we didn't hear from the hotel officially.
21 But it just appears to me that 130 feet from a car
22 wash to hotel is awful close.

23 And for finding of fact C, affect on
24 nearby property, I think that this would indeed

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1 affect nearby property.

2 CHAIRMAN VARGULICH: Okay.

3 COMMISSIONER PAYLEITNER: Yeah.

4 CHAIRMAN VARGULICH: All right. Okay.

5 Anybody else?

6 COMMISSIONER WIESE: I'd be willing to
7 make a motion.

8 CHAIRMAN VARGULICH: All right. So we
9 would make a motion, and if there's any beyond --

10 COMMISSIONER WIESE: Yeah.

11 CHAIRMAN VARGULICH: -- which we would
12 typically do related to addressing all staff
13 comments, if there's any other --

14 COMMISSIONER WIESE: Yeah.

15 CHAIRMAN VARGULICH: -- qualifications
16 we'd like to put on this, we should do that as
17 part of our motion.

18 COMMISSIONER WIESE: I would.

19 CHAIRMAN VARGULICH: Gary, you look
20 like you want --

21 COMMISSIONER GRUBER: No. Just a point to
22 Rita's comments about scope and charter of what
23 we're voting on, you know, because it is a special
24 use vote, it is -- you could put a car wash there,

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1 correct?

2 COMMISSIONER PAYLEITNER: Mm-hmm.

3 Correct.

4 COMMISSIONER GRUBER: But not necessarily
5 a tunnel car wash, that's really what we're voting
6 on?

7 COMMISSIONER PAYLEITNER: Correct.

8 CHAIRMAN VARGULICH: I don't believe so.
9 I believe --

10 MS. JOHNSON: A drive-through.

11 CHAIRMAN VARGULICH: That one I believe --

12 COMMISSIONER GRUBER: This is --

13 CHAIRMAN VARGULICH: -- the car wash
14 itself is allowed. It's about the drive-through,
15 St. Charles.

16 MS. JOHNSON: Yeah. That's the tunnel.

17 CHAIRMAN VARGULICH: The way our ordinance
18 is written, we have to always address
19 drive-throughs.

20 MS. JOHNSON: That's correct. So
21 essentially if there were a hand -- a hand car
22 wash, then that would be permitted without, you
23 know --

24 COMMISSIONER GRUBER: With special use?

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1 MS. JOHNSON: -- that doesn't include a
2 drive-through so could be built by right. This
3 one, any tunnel car wash is considered a
4 drive-through car wash --

5 CHAIRMAN VARGULICH: Right.

6 MS. JOHNSON: -- requires special use
7 approval for that component.

8 COMMISSIONER GRUBER: Right. So does that
9 automatically, because it's a special use request,
10 bring into the discussion saturation of what's
11 currently there?

12 CHAIRMAN VARGULICH: Well, no, I
13 don't think -- I don't think directly. I think
14 the six findings of fact that were listed and that
15 the applicant did respond to in their application,
16 but then were listed in the staff report, are
17 really the items that we're, if you will, deciding
18 on with -- with respect to does this project as
19 designed or as we're asking it to be modified to
20 address those in the affirmative because all six
21 have to be in the affirmative.

22 Okay. Now, as an example, Rita may not
23 agree, and so whatever we make as an -- a
24 recommendation, she can vote no. But this is

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1 about the group vote at the end --

2 UNIDENTIFIED SPEAKER: Right.

3 CHAIRMAN VARGULICH: -- just like on any
4 project.

5 UNIDENTIFIED SPEAKER: Right. And you
6 should have out of six.

7 CHAIRMAN VARGULICH: Right. But I mean,
8 in your mind --

9 UNIDENTIFIED SPEAKER: Yes.

10 CHAIRMAN VARGULICH: -- you need to know
11 if you're voting yes, then you're saying yes, all
12 six of these are, we feel, is in the affirmative.
13 Rita may not agree, so then she may vote no, okay,
14 as an example, but at the end, if -- if there's
15 more than majority, then we have approved a
16 special use.

17 COMMISSIONER GRUBER: Thank you.

18 COMMISSIONER WIESE: Yes. So the reason I
19 was willing to make the motion is because I do
20 believe, based on what we are being tasked to deal
21 with, because a car wash could go there, so in
22 terms of density, that really isn't out of our
23 scope.

24 He, the applicant has addressed the six

1 findings of fact. I feel that if the hotel was
2 going to have an issue with this, we would --
3 there would have been some formal letter,
4 something would have come before us, and so from a
5 noise perspective. And -- and I -- I don't have
6 any problem with the road because some business
7 can go there. And so that the goal -- and there's
8 another business potential to the east, right, or
9 there's another vacant lot with another potential.

10 So I'm -- I feel like more business is
11 good for the businesses down there, for the
12 Culver's, for all of it. So I'm not -- in my
13 mind, I feel like they have met the six findings
14 of fact. That's just what I was going -- and with
15 conditions based on, I was going to add,
16 conditions that addresses staff comments, deals
17 with the consideration of moving the entry and
18 exit point and working with staff on making that a
19 safe route in terms of being able to get cars in
20 and out of that area. So those would be some of
21 the conditions, as well as addressing the noise.

22 And that's, of course, to Peter's point in
23 terms of the landscaping, that you take into
24 consideration some of the -- as much that you can,

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1 as much as you can and as diverse as you can in
2 terms of what you're able to accommodate on the
3 site since you've already met the requirements
4 that are -- are bound for the use. So that's my
5 thinking and that's why --

6 COMMISSIONER PAYLEITNER: Can I ask a
7 procedure question real quick?

8 CHAIRMAN VARGULICH: Yeah.

9 COMMISSIONER PAYLEITNER: There was a car
10 wash considered by the other -- by a hotel where
11 Chick-fil-A is right now?

12 COMMISSIONER GRUBER: Correct.

13 COMMISSIONER PAYLEITNER: And that went
14 down, right?

15 COMMISSIONER GRUBER: Yes.

16 COMMISSIONER PAYLEITNER: Yeah. So --

17 COMMISSIONER EWOLDT: It was --

18 COMMISSIONER PAYLEITNER: -- at what
19 stage?

20 COMMISSIONER EWOLDT: It was based -- it
21 was based -- I believe the Plan Commission
22 recommended denial if I recall correctly. It was
23 based on the site configuration of the
24 drive-through. That was ultimately some of the

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1 recommendations --

2 COMMISSIONER PAYLEITNER: Right.

3 COMMISSIONER EWOLDT: -- because that was
4 a complex site with private access.

5 COMMISSIONER GRUBER: And the hotel did
6 come to the public comment.

7 COMMISSIONER EWOLDT: Right. But public
8 notices, and Ellen, you can correct me, public
9 notices sent to the address of ownership for,
10 like, their tax bill, correct? So you know, that
11 could be anywhere in America, you know, that that
12 gets sent to. It could be sent to an accountant
13 who doesn't necessarily read that. You know, so
14 just because notice was provided, you know,
15 doesn't mean that they were -- necessarily read
16 it. Just -- just the -- that nuance of it.

17 COMMISSIONER PAYLEITNER: No, right,
18 right, right. And my point is, too, that I know
19 in staff comments, there was a concern with noise
20 and proximity to the hotel. And I agree with that
21 with or without the hotel's buy in. You know, I
22 see the proximity being an issue.

23 MS. JOHNSON: And I would just, if I could
24 Rita, clarify that I included that comment in the

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1 staff report, not because staff necessarily has
2 that concern, but that the hotel could have those
3 concerns or there could be concern for potential
4 impacts.

5 COMMISSIONER PAYLEITNER: That's what I
6 meant to say. Thank you.

7 MS. JOHNSON: But just to clarify.

8 COMMISSIONER PAYLEITNER: Yep. Thank you.

9 CHAIRMAN VARGULICH: Thanks. Thank you.
10 All right. Sorry.

11 MR. LEIDIG: I don't know if am I allowed
12 to say one thing on the noise.

13 CHAIRMAN VARGULICH: Sure.

14 MR. LEIDIG: I'll clarify some things.

15 CHAIRMAN VARGULICH: Sure.

16 MR. LEIDIG: Sorry. Just one thing on the
17 noise. If traffic noise is a concern, like
18 traffic going through there, I guess is there
19 additional screening or things that you would feel
20 to help, I guess, sway those concerns? Just I
21 think of our use specifically versus like a quick
22 service restaurant or a strip mall or something
23 like that. Like there will be vehicle traffic
24 there, but if there's something you see that we

1 can do on our site, if it's within reason, like I
2 said, we don't want to, you know, bother the hotel
3 on the other side. So we're willing to work with
4 you to kind of assuage those concerns.

5 COMMISSIONER PAYLEITNER: Right. Like I
6 said, maybe further up the food chain. But -- but
7 I'm saying that also just looking at your
8 diagrams, there's a lot of cars, and there's a lot
9 of running cars. It's not parking. It's not, you
10 know, giving your order and then picking up
11 something at Culver's. This is by the hotel.

12 And by your own research, we're talking
13 40 cars an hour that are sitting there waiting
14 their turn.

15 MR. LEIDIG: Well, typically, it's not
16 like, you know, all the way backed up. The car
17 wash can process a vehicle once every 30 seconds,
18 it could spit out a vehicle. The wash isn't
19 30 seconds, but you can process a vehicle out of
20 there every 30 seconds.

21 So it's like what we're showing for
22 queuing on there is probably never going to
23 happen. That's just to show our maximum queuing
24 space possible. So typically, you know, you're

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1 pulling up to the booth. If you have a
2 membership, you just pull up to the booth and you
3 just keep driving. So -- but I just wanted to
4 throw it out there that if you guys have concerns
5 with that.

6 COMMISSIONER PAYLEITNER: Yeah. And
7 that's why I asked the question of -- of Peter, is
8 is there such a thing as any kind of a landscape
9 that could buffer, you know, and I know we've had
10 that issue before. And it's not really practical,
11 you know.

12 CHAIRMAN VARGULICH: No.

13 COMMISSIONER PAYLEITNER: Yeah.

14 MR. LEIDIG: Sure. That was -- that was
15 it so thank you.

16 COMMISSIONER PAYLEITNER: Yeah. Thank
17 you.

18 CHAIRMAN VARGULICH: Thank you.

19 COMMISSIONER PAYLEITNER: Thank you.

20 CHAIRMAN VARGULICH: Thank you.

21 Okay. So do we have anyone that would
22 like to provide a motion, but then we can --

23 COMMISSIONER WIESE: (Indiscernible).

24 COMMISSIONER PAYLEITNER: Oh, I thought

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1 Colleen.

2 CHAIRMAN VARGULICH: You know, what? No.
3 She was just discussing.

4 COMMISSIONER PAYLEITNER: Okay.

5 CHAIRMAN VARGULICH: There was no formal
6 motion. She was sharing her thoughts, which is
7 fine. We --

8 COMMISSIONER WIESE: Yeah. No. Yeah.

9 CHAIRMAN VARGULICH: That's what we get
10 the opportunity to do.

11 COMMISSIONER WIESE: Yeah.

12 CHAIRMAN VARGULICH: So I would say we
13 need a formal motion. And then we can take it
14 from there as far as if we need to discuss it,
15 amend it, or second it and vote on it, so --

16 COMMISSIONER WIESE: I motion to approve
17 the application for special use for Club Car Wash,
18 4060 East Main Street, Millco 4060 East Main
19 Street LLC, subject to approval of and working
20 with all of staff's comments, subject to working
21 with staff on redesigning or tweaking the entrance
22 and exit to make sure that it's safer and
23 accommodates the exiting from the car wash itself
24 or the tunnel itself and the entry and exit point

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1 for the vacuums, subject to perhaps shifting or
2 considering shifting to the -- you were saying the
3 north, correct, Peter?

4 CHAIRMAN VARGULICH: South.

5 COMMISSIONER WIESE: -- south, sorry,
6 excuse me, shifting to the south, and subject to
7 accommodating or considering accommodating the
8 variety and differentiation of the landscape.

9 CHAIRMAN VARGULICH: Okay.

10 COMMISSIONER WIESE: Do I need to say
11 anything else?

12 CHAIRMAN VARGULICH: No, it's your motion.

13 COMMISSIONER WIESE: I just want to make
14 sure I've addressed all of our concerns as it
15 relates to the property.

16 CHAIRMAN VARGULICH: Okay. Do we have a
17 second?

18 COMMISSIONER JONES: I second.

19 CHAIRMAN VARGULICH: All right. So we
20 have a motion and a second.

21 All right. So I'll restate the motion and
22 then we'll vote.

23 All right. So this is for approval of the
24 Club Car Wash at 4060 East Main Street, Millco

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1 4060 East Main Street LLC, for a special use
2 drive-through facility at this address, 4060 East
3 Main Street, subject to resolution of staff
4 comments.

5 In addition, a condition of addressing
6 geometric changes to the entry and the entry
7 drives so that it reduces conflicts or creates a
8 clearer traffic flow, relocating of the vacuum
9 turbine pads with the equipment to the south end
10 of the row where those items are serviced on the
11 site, addressing some diversity with respect to
12 tree species that can be, that will be used on the
13 property.

14 Roll call.

15 Colleen Wiese?

16 COMMISSIONER WIESE: Yes.

17 CHAIRMAN VARGULICH: Zach Ewoldt?

18 COMMISSIONER EWOLDT: No.

19 CHAIRMAN VARGULICH: Jeff Funke?

20 VICE CHAIR FUNKE: I thought we were going
21 to have some discussion on this, no?

22 COMMISSIONER WIESE: That was before.

23 VICE CHAIR FUNKE: Oh, that was before.

24 I say no.

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1 CHAIRMAN VARGULICH: Okay. Okay. All
2 right. Gary Gruber?

3 COMMISSIONER GRUBER: No.

4 CHAIRMAN VARGULICH: Okay. Cory Jones?

5 COMMISSIONER JONES: Yes.

6 CHAIRMAN VARGULICH: Rita Payleitner?

7 COMMISSIONER PAYLEITNER: No.

8 CHAIRMAN VARGULICH: Myself, yes.

9 So we have one, two, three, four -- 5 to
10 2.

11 COMMISSIONER PAYLEITNER: Three.

12 CHAIRMAN VARGULICH: 5 to 3. I'm sorry.

13 COMMISSIONER PAYLEITNER: 4 to 3.

14 COMMISSIONER GRUBER: 4 to 3.

15 CHAIRMAN VARGULICH: I'm sorry. Sorry.

16 4 to 3. Sorry, my bad, my bad. Hey, it's 8:00.
17 Come on.

18 4 to 3. All right. So if we are going
19 to -- all right. So -- so that motion fail, so
20 that motion fail.

21 We also, if we're not going to approve
22 this based on the findings of facts, we have to
23 specifically state what is the -- what are the
24 issues. So if we were do -- is there a -- and

1 this is just a general conversation. We're not in
2 a formal motion now. We've already -- that one
3 already failed. Sorry.

4 Do we want to have any further discussion?

5 You were asking for discussion, so now is
6 your chance.

7 VICE CHAIR FUNKE: I mean, yeah, and I
8 guess -- I guess my concern is, you know, and I
9 was against the -- the car wash that went to where
10 the existing Chick-fil-A is right now.

11 And they know, you know, that that you can
12 actually put a car wash there but a hand car wash,
13 so is that different than one with a tunnel? I
14 would say, yes, it is completely different. So
15 you're not going to have the capacity.

16 And I guess my concern is, is that, you
17 know, you've got a senior center just to the north
18 of there, right, and you have that hotel. So I
19 think that with the increased traffic and the
20 noise, I mean it's just -- that's a concern of
21 mine. And is there better use that can go on that
22 property? I think there is.

23 And I -- I see the concerns in the letters
24 that, you know, the residents in the area have

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1 sent. And I, you know, I just -- I've got
2 concerns, that brings concerns up from reading all
3 these letters, so my opinion.

4 COMMISSIONER PAYLEITNER: Yep. No, I was
5 clear. I mean, finding of fact C to be official
6 was -- was the effect on nearby property as well.
7 That's why I --

8 COMMISSIONER EWOLDT: Okay.

9 COMMISSIONER PAYLEITNER: -- voted against
10 it.

11 COMMISSIONER EWOLDT: I concur with Rita
12 and just add that, you know, the geometry of -- of
13 site movements and how that relates to the private
14 drive that does have safety implications.

15 CHAIRMAN VARGULICH: Okay. Though they
16 were -- they have -- I mean, it's not here, but
17 they did indicate that they'd be willing to. I
18 mean, noise is one thing that you can have a
19 subjective or --

20 COMMISSIONER EWOLDT: I know.

21 CHAIRMAN VARGULICH: -- an objective
22 thing, but they also have said that they'd be
23 willing to rework the geometry.

24 COMMISSIONER EWOLDT: Based on some of the

1 site limitations, I don't -- I don't see foresee
2 the ability to change it significantly.

3 CHAIRMAN VARGULICH: Okay. Okay. All
4 right.

5 MR. MILLER: More.

6 CHAIRMAN VARGULICH: One moment, please.
7 Okay. Yes.

8 COMMISSIONER GRUBER: My concerns are
9 commensurate with the comments that were made.

10 CHAIRMAN VARGULICH: Okay. All right. No
11 problem.

12 All right. Yes, please.

13 MR. MILLER: Stand up and address them?

14 CHAIRMAN VARGULICH: Please.

15 MR. MILLER: Robert Miller (indiscernible)
16 Illinois.

17 For what it's worth, it's my understanding
18 that the special use that we were applying for is
19 for the drive-through. And had we put together --
20 had this business or another business for that
21 matter, had a typical tunnel car wash where the
22 owner of the car was not in the car, meaning they
23 sent the car through and waited at the end to be
24 dry -- to be dried for service, and that that

1 would be permissible, I think, based on the
2 current zoning?

3 MS. JOHNSON: That would be, yes.

4 MR. MILLER: You had a tunnel car wash
5 where the car went through the wash without the
6 driver of the car, meaning they send the car
7 through and they waited at the end for the car to
8 come through, which is not uncommon for other
9 tunnel car washes, it's just not the ones that
10 this particular operator operates, that that would
11 be permissible because it would not need to be
12 granted the special use of the drive-through
13 because there would be nothing driving through
14 because there would not be a human in the vehicle.

15 MS. JOHNSON: Well, we would have -- it --
16 yeah, it would probably still be determined to be
17 a drive-through because there would be stacking of
18 vehicles like waiting in line for their turn.

19 MR. MILLER: Okay. I'm sort of -- I'm
20 clarifying that.

21 MS. JOHNSON: Yeah.

22 MR. MILLER: So it still would be
23 considered a drive-through despite the fact
24 that --

1 MS. JOHNSON: Yeah.

2 MR. MILLER: -- nobody is driving through?

3 MS. JOHNSON: Yeah, we'd -- we'd have to
4 look at it kind of case-by-case, but most likely
5 there would be a stacking lane, so that equates to
6 a drive-through typically. I haven't seen that
7 model in like in -- in St. Charles, but I'd -- I'd
8 assume that would be considered a drive-through.

9 MR. MILLER: Okay. Thank you. That was
10 just a clarification.

11 MR. LEIDIG: I appreciate, I don't want to
12 keep anybody here, obviously.

13 If -- I hear some concerns up here. I
14 think I've -- I've said we're -- we're definitely
15 willing to, you know, reconfigure the drive. I --
16 I do think there is a way to configure the drive
17 so that it is a safe access point. For example,
18 we can, you know, shift it over a little bit so
19 that we're allowing those to interact at a
20 T-intersection of sorts similar to other users.

21 So I do think there is a way to coordinate
22 that and to get approval from the City's
23 engineering department to essentially get a pass
24 off on the safety perspective of that. Again, we

1 don't want to design something that's unsafe
2 either. So I do think we can, we can meet that.

3 Concerns on noise, totally hear it. I do
4 think we can do robust screening. We can provide
5 fencing around that side if that would be
6 something that would sort of assuage those noise
7 concerns. I don't know that we would have an
8 issue providing like a landscaping fence on that
9 northern side of the site to essentially buffer it
10 from the hotel. Obviously, we've discussed
11 landscape doesn't do as much, but we can put a
12 nice looking fence there to help that.

13 I -- I think other concerns were the same
14 as echoed, but if none of that convinces you, I
15 guess what I would ask for is rather than a motion
16 of denial, we'd ask to be tabled so that we're
17 able to kind of go back, rework some things and
18 come back if, like I said, if you need us to draw
19 the fence on there for you guys to see it.

20 But essentially what I'm saying now is
21 we're able to provide a safe access, a safe
22 intersection as a condition, and we're able to
23 provide a screening fence.

24 COMMISSIONER PAYLEITNER: Can I just? I'd

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1 be -- this is not a dead end for them, we're just
2 recommending, correct?

3 CHAIRMAN VARGULICH: Yeah. Hold on just
4 one minute.

5 COMMISSIONER PAYLEITNER: Yeah. Okay.

6 CHAIRMAN VARGULICH: Okay. All right.
7 Ellen, correct me if I'm wrong, if we can vote in
8 this meeting to not approve the special use based
9 on our assessment of the six findings of fact and
10 state why and then the project can then move to
11 the Committee of the Whole; is that correct?

12 MS. JOHNSON: Yes. The -- the public
13 hearing has been closed, so there's not an
14 opportunity to postpone and return to Plan
15 Commission, but the application can proceed to
16 Committee of the Whole.

17 CHAIRMAN VARGULICH: Right.

18 MS. JOHNSON: The Plan Commission's
19 recommendation will be presented to committee
20 along with all of the materials Plan Commission
21 has seen. So it's kind of at your discretion if
22 you want to move forward to try at committee or
23 withdraw.

24 MR. LEIDIG: I got you. Yeah.

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1 CHAIRMAN VARGULICH: Correct. So I just
2 want to let you know --

3 MR. LEIDIG: No, I appreciate that.

4 CHAIRMAN VARGULICH: -- from a procedural
5 standpoint --

6 MR. LEIDIG: Definitely.

7 CHAIRMAN VARGULICH: -- we can, if you
8 will, complete our business today, and -- and then
9 you would have the ability to go to the Committee
10 of the Whole, which, I don't know, when is that?
11 When would that be from here?

12 MS. JOHNSON: That would be May 18th.

13 COMMISSIONER WIESE: Would they have the
14 opportunity if you -- if they wanted to revise
15 anything based on what we put together? That --
16 if you could do that, then you could revise the
17 drawings --

18 MR. LEIDIG: Yes, for sure.

19 COMMISSIONER WIESE: -- based on what
20 you've heard from us.

21 MR. LEIDIG: I think from our experience,
22 and obviously you guys know your community much
23 better than I do, typically a recommendation from
24 Plan Commission of a denial is seen negatively at

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1 council, so obviously our preference would be to
2 get a recommendation of approval with the
3 condition that we're able to provide a safe
4 intersection, coordinate with your engineering
5 department, and provide like screening, fencing to
6 assuage noise concerns.

7 That would be our preference is to have
8 those addressed in comments that we can address in
9 the next week and go to council essentially
10 saying, see, we took Plan Commission's advisements
11 to heart. Here is our revised site plan that
12 meets these things. So that would be our
13 preference.

14 I'll -- if there's other questions, I'll
15 let you guys do your business.

16 MS. JOHNSON: Thanks.

17 CHAIRMAN VARGULICH: No worries. Thank
18 you. Thank you.

19 Okay. All right. So given all that from
20 our procedures, all right, so we -- we can just go
21 ahead and complete this item here. We don't --
22 we've already voted.

23 COMMISSIONER PAYLEITNER: Right, yeah.

24 CHAIRMAN VARGULICH: We've already done

1 this. I doubt that anything is going to change
2 anybody's mind at this point.

3 COMMISSIONER PAYLEITNER: And if I may.
4 This has been a question I've had before to,
5 Ellen, is whatever we decide is the whole package
6 goes to the committee and then on to council, not
7 just, you know, denial or approval. I mean, they
8 get to hear the conversation. They get to see the
9 vote. They get to see why. So you know, you can
10 take that and do your improvements or whatever
11 and, you know, hope for the best when you go
12 before committee.

13 CHAIRMAN VARGULICH: All right.

14 COMMISSIONER PAYLEITNER: Yeah.

15 CHAIRMAN VARGULICH: Okay.

16 COMMISSIONER PAYLEITNER: Yeah.

17 CHAIRMAN VARGULICH: All right. So
18 unless -- unless there's some reason somebody
19 would like to do something different, which I
20 doubt, then I think that will conclude item 7b.
21 We will leave it as it's stated. We had a motion
22 that failed. And all of that will be part of the
23 record from our court reporter, to a summary that
24 I'm sure staff will provide at the Committee of

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1 the Whole.

2 And then anything that the applicant would
3 like to bring to staff prior to that meeting, then
4 that will run its process there.

5 Okay. All right. All right. So we will
6 have completed Item 7b.

7 And so at this point, we're on to Item 8.
8 Public comment? None?

9 Okay. Any additional business, Ellen?

10 MS. JOHNSON: No.

11 CHAIRMAN VARGULICH: All right. All
12 right. So I think we have our next meeting, what,
13 the 19th? Are we going to have a meeting?

14 MS. JOHNSON: Yes, we'll have that
15 meeting.

16 CHAIRMAN VARGULICH: All right.
17 Excellent.

18 All right. So is there a motion for
19 adjournment?

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

21 UNIDENTIFIED SPEAKER: Second.

22 CHAIRMAN VARGULICH: All those in favor?

23 (Chorus of ayes.)

24 CHAIRMAN VARGULICH: Plan Commission,

1 Thank you.

2 (Off the record at 8:14 p.m.)

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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Lawrence Wallace, the officer before whom
the foregoing proceedings were taken, do hereby
certify that any witness(es) in the foregoing
proceedings were fully sworn; that the proceedings
were recorded by me and thereafter reduced to
typewriting by a qualified transcriptionist; that
said digital audio recording of said proceedings
are a true and accurate record to the best of my
knowledge, skills, and ability; 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.



LAWRENCE WALLACE, NOTARY PUBLIC
FOR THE STATE OF ILLINOIS

CERTIFICATE OF TRANSCRIBER

I, Sarah Cunningham, do hereby certify that
this transcript was prepared from the digital
audio recording of the foregoing proceeding; that
said transcript is a true and accurate record of
the proceedings to the best of my knowledge,
skills, and ability; and that I am neither counsel
for, related to, nor employed by any of the
parties to the case and have no interest,
financial or otherwise, in its outcome.

Sarah Cunningham

SARAH CUNNINGHAM

May 11, 2026



Staff Report
Plan Commission Meeting – May 19, 2026
(2nd Meeting)

Updates since April 21st meeting noted in red

Applicant:	Wilby Properties, LLC	Senior Care Home
Property Owner:	Virgilio L. Calahong & Misty G. Aldea	
Location:	5N024 Rt 31	
Purpose:	Construct an assisted living group home	
Application:	Special Use	
Public Hearing:	Yes, required	
Zoning:	RS-1 Suburban Single-Family Residential	
Current Land Use:	Vacant	
Comprehensive Plan:	Single Family Detached Residential	
Summary of Proposal:	Troy Horbach of Wilby Properties, LLC is proposing to construct a senior assisted living home on the subject property. The use qualifies as a “Large Group Home” which requires Special Use approval under the existing RS-1 zoning. Planned site improvements include: • Access drive off Rt 31 • 11,564 sf single-story home • 15-stall parking lot and circle driveway (reduced from 19 stalls) • Detention at the west end • Bike path along Rt 31 • Walking path internal to the site The applicant has provided a revised site plan and a document responding to questions and concerns expressed at the April 21st public hearing (attached).	
Info / Procedure on Application:	Special Use: • Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.” • Public hearing is required, with a mailed notice to surrounding property owners.	

- 6 findings of fact – ALL findings must be in the affirmative to recommend approval.

Suggested Action: Conduct the **continued** public hearing on the Special Use.

The Plan Commission may vote on the item should the Commission feel that they have enough information to make a recommendation.

Staff Contact: Ellen Johnson, Planner II

I. PROPERTY INFORMATION

A. History / Context

The subject property is a 2.54-acre parcel located on the west side of Rt 31, north of Abbeywood Drive/Thornhill Farm Lane and south of a shared private driveway known as White Bridge Drive. The property is located at the northeast end of Red Gate Subdivision (single-family homes). Directly north of the property is a 45' wide strip of City-owned land which connects to additional City-owned land directly west of the property. The City-owned land to the west encompasses a drainage way running through Red Gate Subdivision. White Bridge Drive, a private driveway, runs immediately north of and along the City-owned strip of land, with Fieldcrest Subdivision (single-family homes) to the north. Both White Bridge Drive and Fieldcrest are unincorporated St. Charles. To the east, across Rt 31, is Thornley on the Fox Subdivision (single-family homes).

The subject property, historically known as the "Karsch Property", contained a house and several outbuildings as of the mid-1950s. The property may have been associated with surrounding farmland until the late 1980s when development of Red Gate Subdivision began to the south and west. The house and remaining buildings were demolished in 2002. The property has since remained open space. The property is now wooded but has been unmanaged for several years. On the City-owned land directly west of the property is a regional drainage way.

In 2005, the City approved a Planned Unit Development for the subject property called Reserves of Redgate, along with a Plat of Subdivision to create four single-family lots arranged around a cul-de-sac. However, the developer did not move forward with the project, the PUD and Plat approval expired, and the property has remained undeveloped.

In 2024, the City reviewed a Concept Plan for the subject property called The Grove, which proposed a 21-unit, 3-story townhome development and rezoning to a multi-family zoning district. Plan Commission and Planning & Development Committee provided mixed feedback on the proposal. Many residents expressed opposition. The developer did not pursue the project further.

B. Zoning

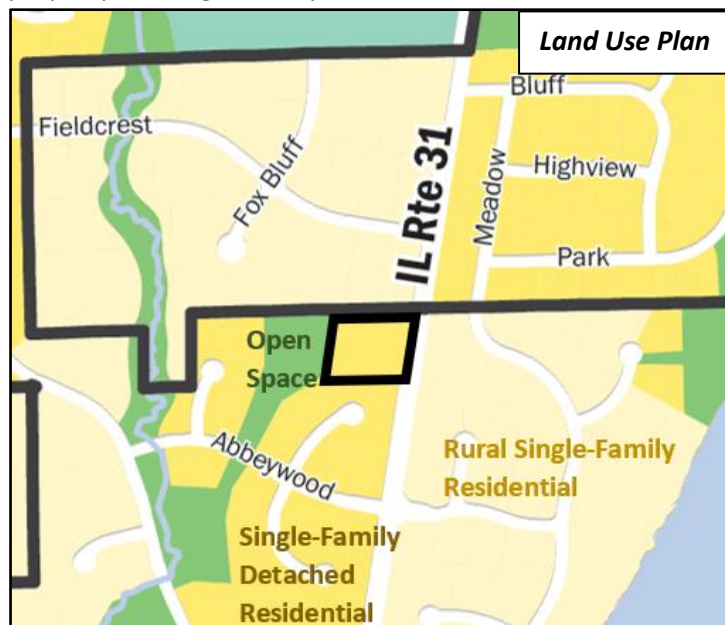
The subject property is zoned RS-1 Low Density Suburban Single-Family Residential District, which is consistent with surrounding zoning. The same zoning surrounds the property to the south and west (Red Gate Subdivision), and to the north (City-owned strip of land). Further north are single-family homes zoned E-3 Single-Family Residential in Kane County (Fieldcrest by the Fox Subdivision). City RE-2 Single-Family Estate District is to the east (Thornley on the Fox Subdivision).

	Zoning	Land Use
Subject Property	RS-1 Low Density Suburban Single-Family Residential District	Vacant
North	RS-1 Low Density Suburban Single-Family Residential District	City-owned open space
East	RE-2 Single-Family Estate District	Single-family homes (Thornley on the Fox Subdivision)
South	RS-1 Low Density Suburban Single-Family Residential District / PUD	Single-family homes (Red Gate Subdivision)
West	RS-1 Low Density Suburban Single-Family Residential District / PUD	City-owned open space for drainage (Red Gate Subdivision)



C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Single-Family Detached Residential”.



The same Single-Family Detached Residential designation and similar Rural Single-Family Residential surrounds the subject property, reflecting the predominant land use for the stretch of Rt 31 north of downtown St. Charles.

The Single-Family Detached Residential land use is described as follows (p.38):

“Single family detached residential areas should consist primarily of single family detached homes on lots subdivided and platted in an organized and planned manner. Downtown, single-family residential areas consist primarily of older buildings, many rehabilitated, with small yards and minimal garage space. Single-family residential detached homes are the most prevalent building type in the community, and should continue to be so.”

The following recommendations pertain to residential land uses in general (p.38):

“Detached single-family homes are the most common type of residential use within St. Charles. While this is often the most desirable use for a given area, the City should ensure that housing options continue to serve the diverse population of the St. Charles community. In particular, development that meets the specific needs of elderly residents, ranging from multi-family units to independent living, should be encouraged to allow residents to age in place.”

The Residential Areas Framework Plan further describes the Single-Family Detached Residential category. The following excerpts are relevant (p.42):

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses.”

“Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall single-family character that serves as the rationale for the Plan’s designation. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.”

II. PROPOSAL

Wilby Properties, LLC, represented by Troy Horbach, is under contract to purchase the subject property. The applicant is requesting approval of a Special Use for a Large Group Home in order to construct a senior assisted living home to serve 16 residents. The proposal includes the following:

- 11,564 sf, single-story assisted living home
- Access drive off Rt 31
- **15-stall** parking lot and circle driveway (**reduced from 19 stalls**)
- Detention at the west end

- Bike path along Rt 31
- **Walking path internal to the site**
- Extension of City utilities to serve the property

III. PLANNING ANALYSIS

Staff has analyzed the Special Use application for conformance with all relevant standards in the Zoning Ordinance.

A. Proposed Use

The applicant is proposing to construct a Group Home on the property. The Group Home will operate under an Illinois Department of Public Health license for a “Shared Housing Establishment” under the Assisted Living and Shared Housing Act. The Group Home will accommodate 16 residents, **80% aged 55+**, and will provide 24-hour assistance. Two staff members will be present at all times, although there will be no live-in staff.

“Group Home” is defined in the Zoning Ordinance as follows:

Group Home - A dwelling unit where disabled individuals are provided residential care. Where a sponsoring agency of the group home is required to be licensed or certified by the State of Illinois, that sponsoring agency shall maintain a valid Illinois State license or certification to operate group homes. A group home does not include an Assisted Living Facility, Hospital, Day Care Center, or a dwelling unit or other living quarters that house persons as an alternative to incarceration for a criminal offense.

The Zoning Ordinance defines two types of Group Homes: small and large. The proposed use qualifies as a Large Group Home, given the number of residents (16).

Group Home, Large - A group home providing living accommodations for more than eight (8) residents, including disabled persons and live-in staff. Visiting staff who do not reside within the group home shall not be counted for purposes of establishing the number of residents.

“Assisted Living Facility” is a separate use category under the Zoning Ordinance, defined as follows:

Assisted Living Facility - A facility providing residential accommodations and daily assistance for elderly or disabled residents that meets the definition of assisted living established in the Assisted Living and Shared Housing Act

The proposed use does not meet the definition of an **“Assisted Living Establishment”** in the referenced State Act. That definition includes a requirement that individual rooms be constructed with both kitchenette and bath facilities, **and there is no limit on the number of residents**. Instead, the proposed use is considered a “Shared Housing Establishment” under the State Act, which is defined as a free-standing residential setting for 16 or fewer unrelated adults, 80% aged 55+, that provides 24-hour community-based care in a home-like environment. This type of use is considered a “Group Home” under the Zoning Ordinance.

Small group homes (maximum 8 residents) are permitted in any residential zoning district. Large group homes (more than 8 residents) require Special Use approval in all single-family residential districts.

The subject property is zoned RS-1 Suburban Single-Family Residential. As such, Special Use approval is required to operate a Large Group Home on the property.

B. Bulk Standards

Development of the property will be subject to the bulk requirements of the existing RS-1 zoning district. The table below compares the RS-1 requirements with the revised Site Plan. The Site Plan meets all applicable requirements. **Changes from the previously reviewed site plan are noted in red. The building and parking have generally been shifted internal to the site, providing additional setbacks from Rt 31 and the north and south lot lines and allowing for a landscape buffer.**

Note: the Rt 31 right-of-way is 77 feet wide along the subject property; 100 feet is typical. IDOT will require the eastern 23' of the property to be dedicated as right-of-way. This is reflected on the Site Plan and accounted for when determining compliance with the bulk standards.

Category	RS-1 District	Proposed
Min. Lot Area	18,000	104,231 sf
Min. Lot Width	100 ft.	281 ft
Max. Building Coverage	20%	11.4%
Max. Building Height	35 ft / 2 ½ stories	29 ft
Building Setbacks:		
<i>Front (Rt 31)</i>	40 ft	139.9 ft (previously 134 ft)
<i>Interior Side</i>	10 ft	North: 80.3 ft (previously 91.5 ft) South: 33.9 ft (previously 22.6 ft)
<i>Rear (west)</i>	50 ft	122.2 ft
Parking Setbacks:		
<i>Front (Rt 31)</i>	40 ft	50 ft (previously 40 ft)
<i>Interior Side</i>	10 ft	North: 30 ft (previously 10 ft) South: 31 ft (previously 20 ft)
<i>Rear (west)</i>	50 ft.	173 ft
Parking Requirement	2 spaces, plus 1 space per 3 residents in excess of 6 = 5 spaces required	18 spaces (15 spaces to north; 2 handicap to south) [Previously 21 spaces (19 to north; 2 handicap to south)]
Landscape Buffer Yard	Not Required	30 ft. along north, west, and south lot lines; partial along Rt 31

Staff Comments

- **18 parking spaces are proposed while only 5 are required. The parking count can be reduced to the extent deemed appropriate based on operational needs of the proposed use.**
- **The site plan marks the front building setback as measured from the existing front (Rt 31) lot line. The front setback noted in the table above is measured from the proposed front lot line resulting from the 23' Rt 31 right-of-way dedication.**

C. Site Access / Connectivity

A driveway off Rt 31 is proposed as access to the property, **26 ft in width (previously 24 ft)**. There is an existing remnant driveway present on the property, further to the south.

The driveway runs west into the parking area which terminates into a hammerhead turn-around for emergency vehicles. A circular drive provides vehicular access to the front of the building and also serves as a turn-around for emergency vehicles.

A 3.5' wide looped walking path is proposed internal to the site behind the building.

Staff Comments:

- IDOT approval will be required for the proposed driveway.
- **The revised emergency vehicle turn-around hammerhead and circular drive are under review by the Fire Dept. Fire Code requirements will need to be met. Modifications may need to be made to meet Fire Code.**
- The City's Bicycle and Pedestrian Plan calls for a pedestrian path along Rt 31 stretching from downtown north to Red Gate Road. In support of this long-term goal, the City will require public sidewalk along the Rt 31 frontage of the subject property. A 10' wide asphalt path is requested. The path should be located within IDOT right-of-way, subject to IDOT approval. Otherwise, the path can be along the east property line of the subject property, with a public sidewalk easement granted to the City. **The revised site plan depicts a bike path along Rt 31 within proposed IDOT right-of-way. An IDOT permit will be required. The path shown will need to be increased in width to 10 ft.**

D. Landscaping / Open Space

The proposed development is subject to certain landscaping requirements of Ch. 17.26. The following requirements will apply:

- Overall landscape area: 20%
- Building foundation landscaping: 5' deep planting beds along 50% of building wall facing the street, and along 50% of the remaining building walls. Trees and plantings in quantities per Section 17.26.060.
- Parking lot screening: 30" screening with plantings along 50% of the parking lot along Rt 31.
- Sign landscaping: Landscape plantings around the freestanding sign, extending out 3 feet from the base.

Staff Comments:

- A Landscape Plan will be required with building permit submittal which demonstrates compliance with the relevant standards.

- The revised site plan notes a 30 ft landscape buffer along the north, south, and west (rear) lot lines and along part of the Rt 31 frontage. A landscape buffer is not required in single-family zoning districts. However, staff suggests requiring the proposed landscape buffer to meet the buffer planting requirements contained in Section 17.26.070. This includes providing opaque, year-round screening from neighboring properties through landscaping and/or fencing to a height of 6 ft. There is also a planting requirement of 1 shade or 2 evergreen trees for every 400 square feet of landscape buffer area, plus additional plantings.

E. Signage

The proposed Site Plan depicts a freestanding sign north of the entrance drive. A rendering has not been provided. Maximum permitted sign face area is 50 sf; maximum height is 8 ft. Internal illumination is permitted.

Signage has not been indicated for the proposed building. 1 wall sign would be permitted.

Staff Comments:

- A permit will be required prior to installation of any signage.
- The freestanding sign will need to be shifted to provide a minimum 5' setback from the east property line that results after the 23' right-of-way dedication.
- As stated above, the freestanding sign will need to be landscaped 3' around the base.

F. Site Lighting

Any lighting mounted on the building or installed elsewhere on the site will be subject to the requirements of Section 17.22.040. This includes utilizing luminaries which direct light downward or have opaque shielding.

Lighting will be required for the northern parking lot due to it having more than 5 parking spaces. Lighting levels cannot exceed 0.5 foot candles along any property line.

Staff Comments

- A Photometric Plan will be required with building permit submittal to determine compliance with the relevant site lighting standards.

G. Building Elevations

The Zoning Ordinance does not contain design standards or guidelines for buildings in the RS Suburban Residential zoning districts. The applicant has submitted elevations for the proposed group home. Two rendering concepts are provided which depict options for exterior materials.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering plans have not been submitted for review; engineering plans are not required for Special Use applications but will need to be submitted for Staff review upon submittal for building permit.

The development will be subject to the Kane County Stormwater Ordinance. The Site Plan depicts a detention pond on the west side of the property. This location appears feasible based on the natural grade of the property and drainage way to the west. However, the pond will need to be designed and sized to meet the detention requirements for the project.

Watermain will need to be extended to the property from Abbeywood Drive to the south, up Rt 31 to reach the subject property, and then loop through the site. Sanitary sewer can be connected to the main running through the City property to the north.

B. Fire Dept. Review

The Fire Dept. reviewed an initial version of the Site Plan and provided comments. A revised Site Plan has been provided and is under review. The revised site plan depicts an emergency vehicle turn-around at the west end of the parking area, and a circular drive to provide a turn-around in front of the building. The design of these turn-arounds will need to meet Fire Code requirements.

H. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

There are 6 Findings of Fact for Special Use Applications. The applicant has provided responses to the Findings as part of the application materials. All Findings must be made in the affirmative to recommend approval. The Findings are as follows:

1. Public Convenience: The Special Use will serve the public convenience at the proposed location.
2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.
3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
6. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied to a Special Use for Planned Unit Development.

a. Recommend approval of the application for Special Use.

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the Special Use findings.

OR

b. Recommend denial of the application for Special Use.

- i. Plan Commission must substantiate how the Special Use findings are not being met in order to recommend denial.

I. ATTACHMENTS

- **Packet of additional information submitted by applicant**
- **Site Plan – Updated Site Plan & version reviewed at April 21st meeting**
- Application for Special Use; received 3/16/26
- Public comment correspondence

Senior Care House Follow-up – May 19, 2026



Below are responses to questions/concerns from
our project proposal on April 21

Specifically regarding:

- Clarification of the term "Assisted Living" terminology
- IDPH Licensing & Operations
- Architecture of house
- Site Plan amendments
- Findings of Fact for Special Use approval

Clarification of the term “Assisted Living” terminology

Assisted Living Definition (per IDPH - Assisted Living & Shared Housing Act)

- Is a residential model of care
- Provides housing plus personal, supportive help with **daily living**:
 - eating, dressing, bathing, toileting, transferring, personal hygiene
- For residents who do not require nursing care
- Operates as the residents’ own **home**
 - Individual living unit
 - Common space for activities
 - Mandatory services (meals, housekeeping, laundry)

IDPH Licensing & Operations

License: ***Assisted Living & Shared Housing*** (two types)

Note that BOTH function as “Assisted Living”

	Assisted Living Establishment	Shared Housing Establishment
Residents	No Max	16 Max
Building Type	Large Apartments w/ kitchenettes	Small Shared home environment
St Charles Code	Assisted Living Facility	Group Home

We are going to be licensed as Shared Housing Establishment (SHE)

Operations

The SHE license allows us to:

- Operate a non-medical residential home for up to 16 adults who need personal care
 - But not nursing-level care (however, can be provided by a third party)
 - 80% must be age 55+
- Help with activities of daily living (eating, bathing, dressing, etc)
 - aka “Assisted Living”
- Medication assistance (reminders, observation, documentation, storage)
- Can provide non-skilled health-related care, such as:
 - Monitor health conditions, check vital signs
 - Coordinate medical appointments and home health services
- Provide meals, housekeeping & laundry
- Provide social and wellness activities
- Must have 24/7/365 staff

What we can NOT do:

- Provide skilled nursing care (wounds, IVs, tube feeding, catheters, injections, etc)
 - If needed, must get care from licensed “home health” provider
 - We can coordinate this care, but cannot deliver it

Can not admit certain residents:

- Requiring 24-hr nursing
- Fully bedbound
- Unstable medical conditions
- Cannot evacuate in emergency, even with staff assistance
- Pose a danger to themselves or others
- Severe cognitive impairment requiring constant 1-on-1 supervision

Architecture

Front/Back elevations

Peak height 29 ft

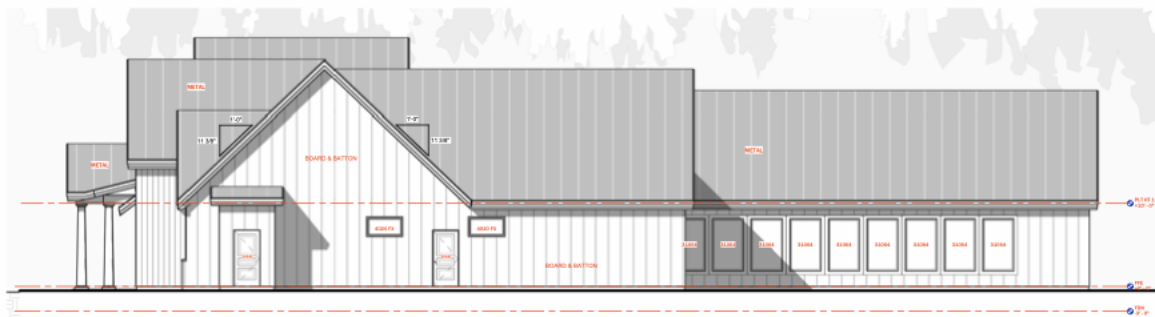


2 FRONT ELEVATION
3/16" = 1'-0"

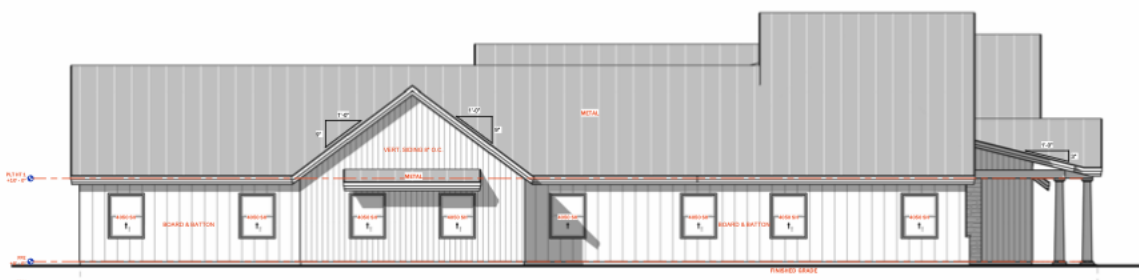


4 REAR ELEVATION
3/16" = 1'-0"

Side elevations



1 LEFT ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"

Model rendering



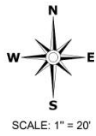
Concept A



Concept B

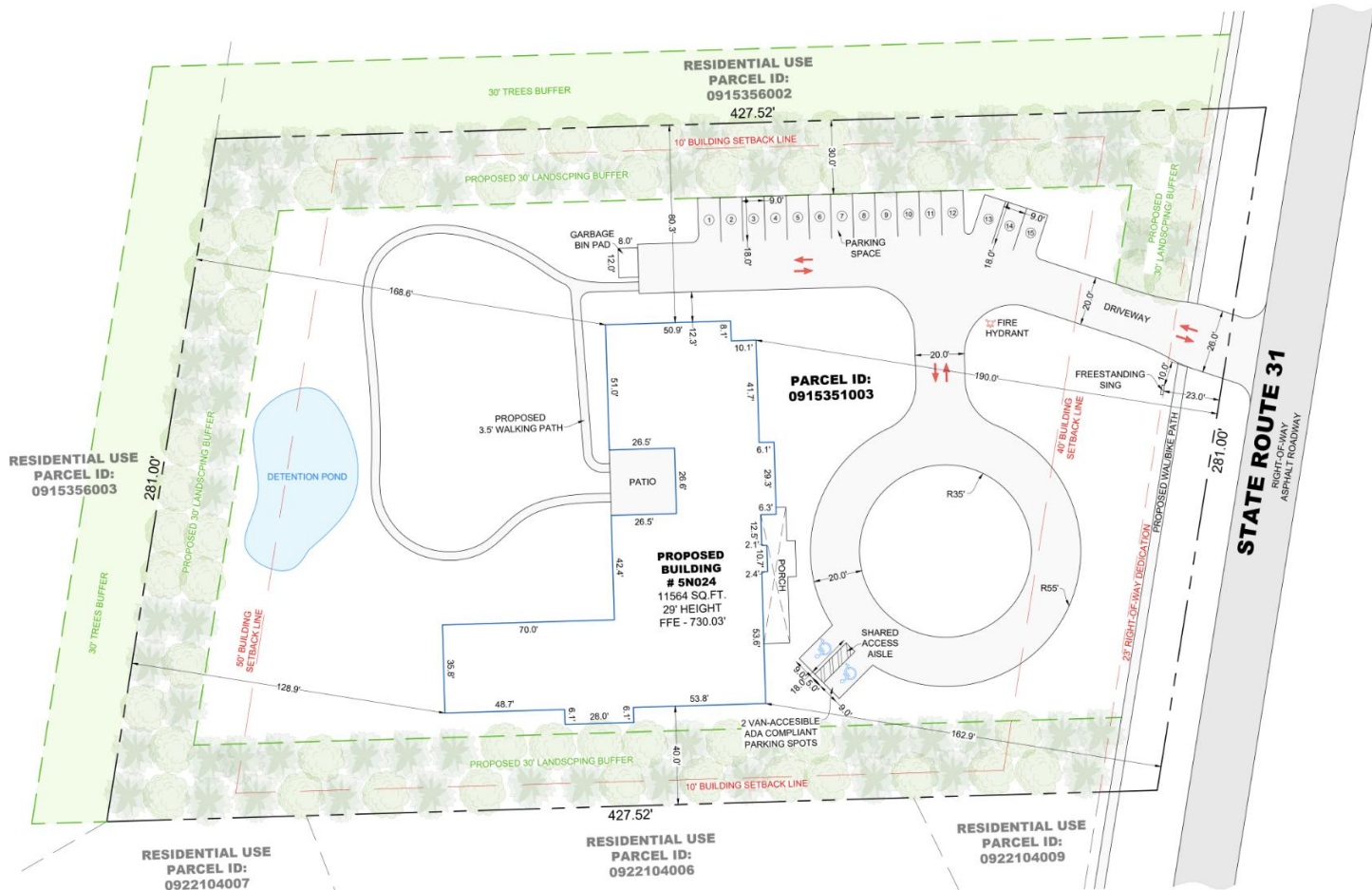


Updated Site Plan



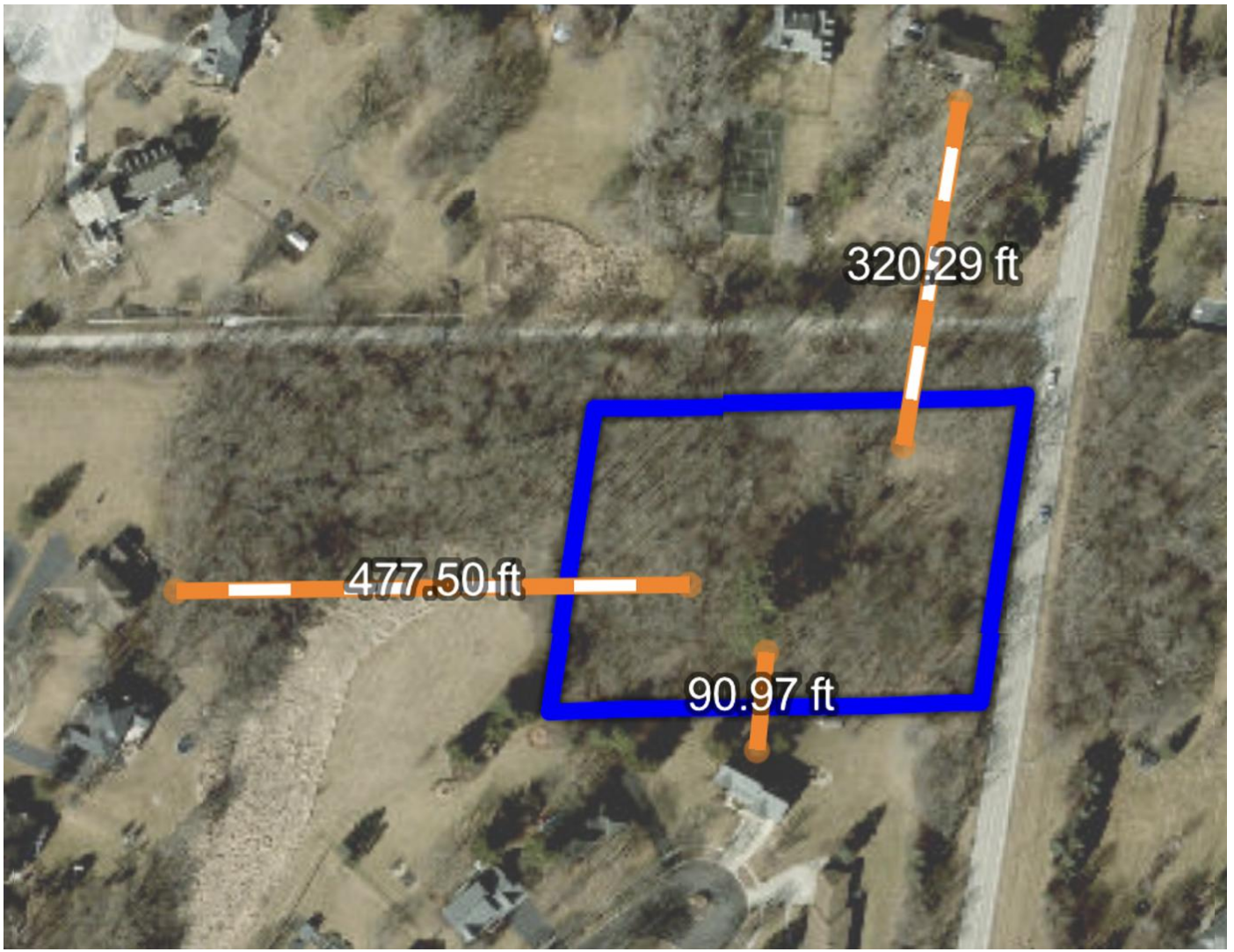
SITE PLAN

5N024 STATE ROUTE 31, ST. CHARLES, IL 60175



- Reduced parking
- Set back house from south (moved towards center)
- Show walking path and Rte 31 bike path
- Additional 30' of natural buffering added around boundary
- Fencing can be added if requested

Buffering



Plenty of buffering from neighbors:

- Min of 40' buffering around boundary
- All traffic directly to/from Rte 31

North-side

- 30' extra buffer + 50' city-owned
- 300'+ to nearest house, from parking

West-side

- 480' to nearest house, from building
- All natural brush

South-side

- 30' buffering added
- Only 2 bordering neighbors
 - o closest is 90' away, house to house

Findings of Fact

A – Public Convenience: The Special Use will serve the public convenience at the proposed location

An assisted living home provides:

- A much-needed small-scale, neighborhood-integrated care option for seniors who wish to remain within the community
- A fill of the documented gap between large institutional facilities and independent living
- A residential setting allowing residents to remain close to family, local services, and familiar surroundings, which supports community stability and quality of life

The Special Use directly enhances the community well-being and meets an identifiable public need at this location.

B - Sufficient Infrastructure: Adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The site can be fully served by required public infrastructure:

- Access will be taken directly from Route 31
- Water-main extension from Abbeywood Drive will be constructed as part of the project to ensure adequate service and fire protection.
- Sanitary sewer and natural gas lines are located nearby
- Electrical service will be supported by installation of an appropriately sized onsite transformer.
- Stormwater drainage will be evaluated during engineering review, and any required measures will be implemented to comply with City requirements.

With these provisions, the site will be adequately supported by all necessary utilities and infrastructure.

Findings of Fact

C – Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

- House will maintain residential character/architecture with appealing landscape
- Low-intensity nature of use will ensure quiet operations
- Substantial natural buffering between properties ensures minimal impact
- Large investment into the property, and community, will likely only raise surrounding property value

No changes will negatively impact or alter the look, feel, or function of the surrounding homes.

D – Effect on Development of Surrounding Property: Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district

- The use is residential in scale and character
- Fully compatible with the existing zoning district
- No new structures or site alterations are proposed that would limit adjacent owners' ability to develop or improve their properties in accordance with permitted uses.

This home will not impede the normal or orderly development of surrounding properties.

Findings of Fact

E – Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare

- The use is residential in nature
- Operates at a low intensity, with no hazardous materials, disruptive activities, or elevated noise levels
- All care practices will comply with applicable state and local regulations
- Traffic generation is minimal, posing little risk to neighborhood safety
- Will be well-maintained and visually appealing, contributing positively to the neighborhood

The home will not be detrimental to public health, safety, comfort, or general welfare.

F – Conformance with Codes: Must conform to all applicable provisions of the St. Charles Municipal Code and meet or exceed all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development

- The use is permitted as a Special Use within the zoning district
- Project meets or exceeds all relevant standards related to building safety, property maintenance, parking, accessibility, and operational requirements
- No variances or deviations from the Code are requested or required

The proposed AL home fully conforms to all applicable provisions of the St. Charles Municipal Code

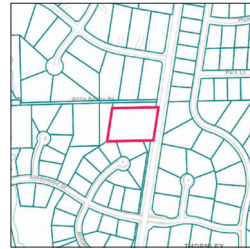
[illegible]

PROJECT INFORMATION: PARCEL ID: 0915351003 OWNER NAME: CALAHOUN VIRGLID L & ALDEA, MISTY G LOT AREA: 118015.83 SQ.FT. 2.71 ACRES		
Size: 24"x36"	Date of Field Work : 05/15/2026	Drawn by: Dan

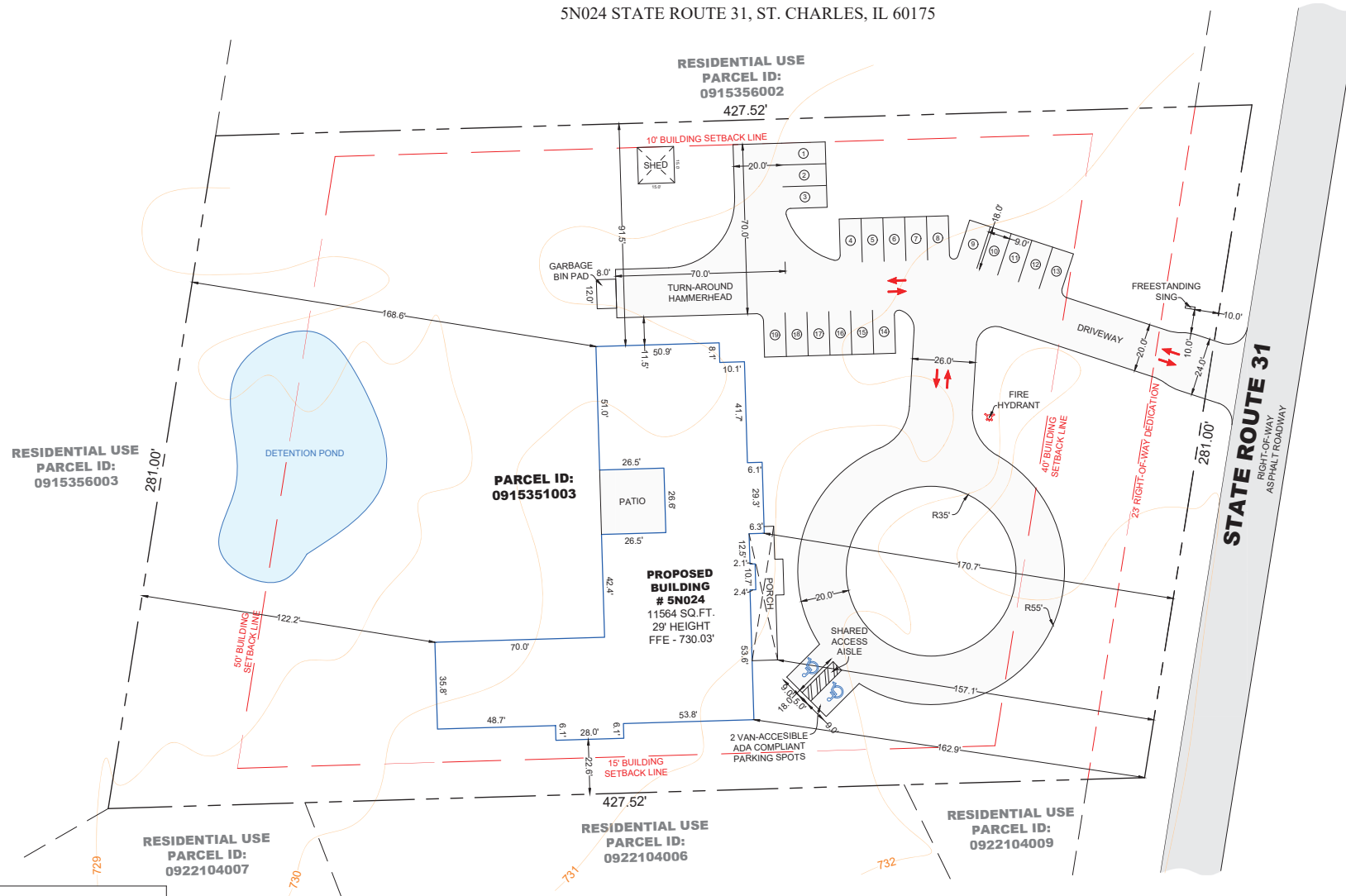
****FOR REFERENCE ONLY****

5N024 STATE ROUTE 31, ST. CHARLES, IL 60175

NOT TO SCALE



SCALE: 1" = 20'



LEGEND:			
	ROAD CENTER LINE		LIGHT POLE
	BOUNDARY		UP
	BUILDING		WM
	METAL/CHAIN FENCE		FIRE HYDRANT
	METAL/FRAME FENCE		CATCH BASIN
	OH/L		MANHOLE
	EASEMENT		WELL
	B.S.L.		
	CONTOUR LINE		

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT.
NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED
RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

PROJECT INFORMATION

PARCEL ID: 0015351003
OWNER NAME: CALAHONG VIRGILIO L & ALDEA, MISTY G
LOT AREA: 118015.63 SQ.FT.
2.71 ACRES

Size: 24"x36"	Date of Field Work : 04/15/2026	Drawn by: DanPlans
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City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	5N024 Rt 31-
Project Name:	Senior Care House
Project Number:	2026 -PR- 008
Cityview Project Number:	PLS4202600013



- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location:		5N024 Rte 31, St Charles, IL
	Parcel Number (s):		0915351003
	Proposed Name:		Senior Care House
2. Applicant Information:	Name:	Wilby Properties, LLC	Phone: 331-454-6847
	Address	[REDACTED]	Email: [REDACTED]
3. Record Owner Information:	Name:	Virgilio L Calahong and Misty G Aldea	Phone: [REDACTED]
	Address:	[REDACTED]	Email: [REDACTED]

4. Identify the Type of Application:

- ☐ **Special Use for Planned Unit Development - PUD Name:** _____
- ☐ New PUD
- ☐ Amendment to existing PUD- Ordinance #: _____
- ☐ PUD Preliminary Plan filed concurrently
- ☒ **Other Special Use (from list in the Zoning Ordinance):** Group Home, Large
- ☒ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #: _____

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Single Family Detached Residential ▼

Is the property a designated Landmark or in a Historic District? No ▼

What is the property's current zoning? RS-1 Low Density Suburban Single-Family Residential ↗

What is the property currently used for? vacant lot

If the proposed Special Use is approved, what improvements or construction are planned?

Build a 11,000 sqft single-story house, ~360 sqft shed, and ~14,000 sqft paved drive

6. For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- ☒ **APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750
- ☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:
- | Number of Review Items | Under 5 Acres | 5-15 Acres | 16-75 Acres | Over 75 Acres |
|------------------------|---------------|------------|-------------|---------------|
| 1 | \$2,000 | \$3,000 | \$4,000 | \$5,000 |
| 2 or 3 | \$3,000 | \$5,000 | \$6,000 | \$8,000 |
| 4 or more | \$4,000 | \$6,000 | \$8,000 | \$11,000 |
- ☒ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search
- NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*
- ☐ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.
- ☒ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.
- ☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html
- ☒ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: <https://kanedupageswcd.org/kd/natural-resource-inventory>

- ☒ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- ☐ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>
- ☐ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- ☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

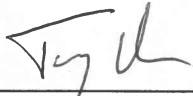
1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

Date



3-12-26

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Troy Horbach, being first duly sworn on oath depose and say that I am
Manager of Wilby Properties, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Troy Horbach
Kristin Horbach

Troy Horbach
Kristin Horbach

By: Troy Horbach, Manager

Subscribed and Sworn before me this 16th day of
March, 20 26.

M. Sheets
Notary Public



March 10, 2026

Bruce Sylvester - Assistant Director
City of St. Charles - Community Development P&E
2 E. Main Street,
St. Charles, IL 60714

RE: Senior Care House Development - 5N024 Rte. 31, St. Charles, Illinois
Owner Authorization Letter for City Applications

Dear Mr. Sylvester,

This letter is respectfully submitted on behalf of Virgilio L. Calahong and Misty G. Aldea K/N/A Misty Aldea Calahong, the owners of the property legally described as follows (the "Property"):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH 9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 5N024 HWY 31, ST. CHARLES, IL 60174

PIN NO.: 09-15-351-003

This will confirm that Troy Horbach (the "Applicant"), and his representatives and attorneys, are authorized to prepare, process and file applications for development approvals related to the proposed project on the Property. Such approvals shall include, without limitation, rezoning, amendments to the text of the City's zoning ordinance, special use permits, subdivision or consolidation approvals, variations, planned development approvals, site plan, engineering, landscaping, signage approvals and all other approvals necessary pursuant to their request, as well as any construction and building permits related thereto.

Virgilio L. Calahong

By: Signed by:
Virgilio L. Calahong
ASQFD0AFFC7435A

Date: 03/10/2026

Misty G. Aldea

By: Signed by:
Misty Aldea
6C068B25A1424DA

Date: 03/10/2026

Findings of Fact – Special Use

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Project Name or Address: Senior Care House – 5N024 Rte 31

From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

An assisted living home will provide a much-needed small-scale, neighborhood-integrated care option for seniors who wish to remain within the community. The facility fills a documented gap between large institutional facilities and independent living. Its location within a residential setting allows residents to remain close to family, local services, and familiar surroundings, which supports community stability and quality of life. The Special Use directly enhances the community well-being and meets an identifiable public need at this location.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The site can be fully served by required public infrastructure. A water-main extension from Abbeywood Drive will be constructed as part of the project to ensure adequate service and fire protection. Access will be taken directly from Route 31, with any necessary improvements coordinated with IDOT to meet state standards. Sanitary sewer and natural gas lines are located nearby and can be tapped to serve the property. Electrical service will be supported by installation of an appropriately sized onsite transformer. Stormwater drainage will be evaluated during engineering review, and any required measures will be implemented to comply with City requirements. With these provisions, the site will be adequately supported by all necessary utilities and infrastructure.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed house will maintain the residential character of the property and operate quietly, ensuring that neighboring owners can continue to use and enjoy their properties without disruption. No changes will impact or alter the look, feel, or function of the surrounding homes. The low-intensity nature of the use supports neighborhood stability and does not introduce conditions that would diminish property values.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed assisted living home will not impede the normal or orderly development of surrounding properties. The use is residential in scale and character, fully compatible with the existing zoning district and consistent with the established development pattern of the neighborhood. No new structures, expansions, or site alterations are proposed that would limit adjacent owners' ability to develop or improve their properties in accordance with permitted uses. Because the operation is low-impact, generates minimal traffic, and maintains the residential appearance of the property, it does not create any physical or functional barriers to future development in the area.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The home will not be detrimental to public health, safety, comfort, or general welfare. The use is residential in nature and operates at a low intensity, with no hazardous materials, disruptive activities, or elevated noise levels. All care practices comply with applicable state and local regulations, ensuring a safe and well-supervised environment for residents. Traffic generation is minimal, posing no risk to neighborhood safety. The property will be well-maintained and visually appealing, contributing positively to the comfort of the neighborhood.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed assisted living home fully conforms to all applicable provisions of the St. Charles Municipal Code. The use is permitted as a Special Use within the zoning district, and the project meets or exceeds all relevant standards related to building safety, property maintenance, parking, accessibility, and operational requirements. No variances or deviations from the Code are requested or required. The existing structure complies with applicable regulations, and the proposed operation will continue to adhere to all municipal, state, and life-safety codes governing small-scale residential care facilities.

From: Joseph Page [REDACTED]
Sent: Friday, April 10, 2026 7:29 PM
To: CD <cd@stcharlesil.gov>
Subject: Formal Opposition to Proposed Zoning Change/Large Group Home Use

To the Members of the Planning Commission,

I am writing as a resident of Fieldcrest Drive to formally express my opposition to the proposed zoning change or conditional use permit for the property located at 5N024 Rt. 31. While I understand the importance of diverse housing options, I believe that a Large Group Home at this specific location is incompatible with this specific area:

1. Neighborhood Character and Density

The RS-1 zoning was established to maintain a specific density and character. Introducing a high-occupancy facility into a block designed for single-family residences significantly alters the demographic balance and physical scale of the neighborhood. This project essentially introduces a **quasi-institutional use** into a strictly residential fabric.

2. Traffic and Safety Concerns

Entry and exit onto Rt. 31 is already a significant hazard with the number of roads and driveways that directly enter/exit off of it. Adding a facility that will have potentially significant traffic in and out so close to other entrances and exits is going to cause traffic issues on Rt. 31 and potentially lead to accidents in the area.

3. Precedent for Future Spot Zoning

Allowing this deviation from the RS-1 classification sets a precarious precedent for "spot zoning." It undermines the integrity of the city's Comprehensive Plan, making it difficult to protect the residential nature of our community from further institutional or commercial encroachment in the future.

Conclusion I urge the Planning Commission to uphold the existing RS-1 zoning protections and deny this request. We ask that any such facilities be directed toward zones already equipped with the commercial infrastructure and high-capacity transit routes necessary to support them.

Thank you for your time and for your dedication to our community.

--

Joseph T. Page
mobile: [REDACTED]

From: Kathryn Page [REDACTED]
Sent: Friday, April 10, 2026 7:31 PM
To: CD <cd@stcharlesil.gov>
Subject: Formal Opposition to Proposed Property at 5N024 Rt. 31

Dear Members of the Commission,

I am writing to you as a concerned homeowner on Fieldcrest Drive regarding the proposed zoning change for the property at **5N024 Rt. 31**. My family and I chose this neighborhood specifically for its **RS-1 Suburban Single Family Residential** character, and I am formally requesting that the Commission deny the petition to allow a Large Group Home at this location.

My objections are based on the following critical factors:

Safety and Traffic Flow on Route 31 As someone who navigates Route 31 daily, I am deeply concerned about the safety implications of this proposal. This stretch of the highway is already burdened by a high density of residential driveways and access points, making entry and exit a constant hazard. By introducing a large-scale facility with 24/7 staffing, service providers, and frequent visitors, you are adding significant traffic volume to a dangerous "bottleneck" area. This increases the likelihood of accidents for all residents who utilize Route 31.

Incompatibility with RS-1 Zoning The RS-1 designation is intended to protect the low-density, quiet nature of our suburban environment. A Large Group Home is, by its nature, an institutional operation. Placing a facility of this intensity in the middle of a single-family block fundamentally changes the neighborhood's footprint. The scale of this project belongs in a transitional or multi-family zone, not in a space where the infrastructure was built for individual households.

Protection of the Comprehensive Plan Granting this request would constitute "spot zoning," which undermines the trust residents place in our local planning documents. We rely on the Commission to uphold the integrity of the Comprehensive Plan. Allowing this deviation creates a loophole that could lead to further commercial or institutional encroachment, eventually eroding the residential stability of our street.

I strongly urge the Planning Commission to maintain the current RS-1 protections and recommend a denial of this request. Thank you for your consideration and for your work in protecting our community's future.

Best regards,

From: Katie VanMaldegiam [REDACTED]
Sent: Friday, April 10, 2026 7:36 PM
To: CD <cd@stcharlesil.gov>
Subject: Opposing Rt. 31 Development

Dear Commissioners,

I am a homeowner on Fieldcrest Drive, and I am writing to urge the Commission to **vote against** the proposed zoning change for the property at 5N024 Rt. 31.

While I am a supporter of community growth, I believe this specific proposal is the wrong fit for our neighborhood for several practical reasons:

- **Traffic Hazards on Rt. 31:** My primary concern is the increased activity at an already dangerous access point. Route 31 is a high-speed, high-volume road. Adding a large-scale facility—complete with staff shifts, delivery trucks, and constant visitor turnover—directly onto this stretch of the highway is a recipe for accidents. Our neighborhood entrances are already difficult to navigate safely, and this would only worsen the situation.
- **Preserving Residential Integrity:** We bought our homes with the understanding that the RS-1 zoning would protect the suburban, single-family nature of this area. A Large Group Home functions more like a business or an institution than a private residence. Allowing this change would fundamentally shift the character of our area.
- **Adherence to the Zoning Plans:** The city's zoning laws exist to provide a predictable roadmap for our community. Approving this request would be a significant departure from that and would open the door for more "spot zoning" in the future. We ask that you keep the current RS-1 protections in place to ensure our neighborhood remains what it was intended to be.

I ask that the Commission prioritize the safety and the established character of our residential community by denying this application.

Thank you for your time and for considering the impact this has on those of us who live here.

April 16, 2026

City of Saint Charles -- Community Development Department
2 E. Main Street
Saint Charles, IL 60174

RE: Opposition of Proposed Senior Group Home at 5N024 Route 31, Saint Charles, IL

To Whom It May Concern:

We are writing this letter to express our strong opposition of the proposed Large Senior Group Home at 5N024 Route 31. The subject property is zoned for low-density residential and should remain as such. Our personal home is located behind this proposed development, and our driveway borders the North side of this property.

We recently purchased this property as we were excited to leave downtown Saint Charles and relocate to a low-density area of Saint Charles. To border the long, wooded entrance to our home with a commercial parking lot and 11,500 square foot group home is intolerable. We purchased our home after confirming that the formerly proposed development ("The Grove") was declined. That project was declined due to concerns over density, wildlife impact, insufficient drainage, decreased property values, and traffic. The proposed senior group home will present all the same issues.

The property is zoned for low-density housing, following suite of all the surrounding properties. We are incredibly concerned with the city even considering another development that does not follow the low-density residential zoning of this area. The wooded nature of this area is what drew us to it, and to allow replacement of that with an 11,500 square foot building would be a large disservice to the surrounding homeowners. The proposed development is asking for nearly double the parking spaces required of this zoning district, excessive landscaping, and clearly a violation of the low density housing district.

Sincerely,

Ryan and Chelsea Root

[REDACTED], Saint Charles, IL 60175

[REDACTED]

From: Dan Somenek <[REDACTED]>
Sent: Monday, April 20, 2026 8:37 AM
To: CD <cd@stcharlesil.gov>
Cc: Michelle Somenex <[REDACTED]>
Subject: Opposition to Proposed Zoning Change – 5N024 Rt 31

Dear City of St Charles,

I am writing regarding the proposed zoning change from Suburban Single-Family Residential to a Special Use for a Large Group Home or Assisted Living Facility located near my property.

I want to respectfully express my opposition to this proposal based on several land use and community impact concerns:

- **Incompatibility with existing zoning and neighborhood character**
The current area is designed and established as a low-density, single-family residential neighborhood. Introducing a higher-intensity use fundamentally changes the character of the area and sets a precedent for further encroachment of non-residential uses.
- **Traffic and safety concerns**
A facility of this nature will significantly increase vehicle traffic, including staff, visitors, service vehicles, and potentially emergency response vehicles. This raises concerns around congestion, pedestrian safety, and overall neighborhood accessibility.
- **Noise and disruption**
The likelihood of frequent ambulance or emergency vehicle activity is a concern, particularly given the proximity to residential homes. This would negatively impact the quiet enjoyment of surrounding properties.
- **Density and infrastructure strain**
Uses like this introduce a level of occupancy and operational intensity that exceeds what the current zoning was intended to support, potentially impacting roads, utilities, and overall infrastructure.
- **Precedent for future zoning changes**
Approving this request may open the door for additional special use approvals in similar residential areas, gradually eroding the intent of single-family zoning protections.

From a planning perspective, zoning decisions are typically evaluated on whether they are consistent with the comprehensive plan and whether they introduce impacts that could be considered incompatible or detrimental to surrounding properties. Courts and zoning boards have upheld denials where proposals were found to be **inconsistent with neighborhood character, increased density beyond intended use, or introduced traffic and nuisance-type impacts.**

Given these concerns, I strongly urge the City to deny this zoning change and preserve the integrity of the existing residential zoning.

Thank you for your time and consideration.

Sincerely,

Dan & Michelle Somenek
[REDACTED]

From: Abbey Wood [REDACTED]
Sent: Monday, April 20, 2026 9:30 PM
To: CD <cd@stcharlesil.gov>
Subject: Objection to Proposed Senior Assisted Living Facility at 5N024 Route 31

Formal Objection to Proposed Assisted Living Development

Dear City Council / Zoning Board,

I am writing to formally object to the proposed development of an assisted living residence at 5N024 Route 31.

I purchased my home in this neighborhood based on its established character as a **quiet, low-density, single-family residential area with consistent home design and landscaping**. The proposed project represents a significant departure from that character and raises several serious concerns:

1. Incompatibility with Residential Zoning & Neighborhood Character

This development introduces a **commercial-style operation** into a residential area. Despite being described as a “home,” the reality is:

- Up to **16 residents + staff**
- Ongoing care operations
- Regular service, medical, and supply traffic

This is not comparable to a single-family residence and sets a **dangerous precedent for future non-residential developments**.

2. Increased Traffic and Safety Concerns

Even if labeled “low traffic,” the reality includes:

- Staff shift changes
- Deliveries (medical supplies, food, maintenance)
- Visitor traffic
- Emergency vehicles (ambulances)

Route 31 access does not eliminate the impact on surrounding streets and neighborhood safety.

3. Impact on Property Values

Introducing a quasi-commercial care facility into a uniform residential neighborhood can:

- Reduce buyer demand for nearby homes
- Create uncertainty about future development
- Disrupt the consistent residential appeal that supports property values

4. Scale and Density Concerns

An **11,000 sq ft building** is significantly larger than surrounding homes and inconsistent with neighborhood scale. This changes:

- Visual character
- Density expectations
- Open space and landscape continuity

5. Noise, Activity, and Operational Impact

Even with “quiet operation” claims, the nature of assisted living includes:

- 24/7 staffing
- Deliveries and service activity
- Emergency responses, emergency vehicles

This is fundamentally different from normal residential use.

6. Precedent for Future Development

Approval of this project opens the door for:

- Additional institutional or commercial uses
- Gradual erosion of residential zoning protections

This is a long-term risk to the entire neighborhood.

Conclusion

While I respect the intent to provide senior care, this **location is not appropriate** for such a facility. The proposed development is inconsistent with the zoning intent, neighborhood character, and expectations of current residents.

I respectfully urge the city to **deny approval** of this project or require relocation to a properly zoned area better suited for this type of use.

Thank you for your time and consideration.

Sincerely,
Nghi Huynh & Chi Nguyen

Residents at



From: CNN Properties LLC [REDACTED]

Sent: Monday, April 20, 2026 9:55 PM

To: CD <cd@stcharlesil.gov>

Subject: Formal Objection to Proposed Assisted Living Facility at 5N024 Route 31

FORMAL OBJECTION – REQUEST FOR DENIAL

Subject: Formal Objection to Proposed Assisted Living Facility at 5N024 Route 31

Dear Members of the City Council / Plan Commission / Zoning Board,

I am writing to formally and strongly oppose the proposed development of an assisted living facility at 5N024 Route 31.

This proposal is **fundamentally incompatible with the existing residential zoning, established neighborhood character, and the reasonable expectations of homeowners** who purchased property in this area.

1. This is NOT a Residential Use — It is an Institutional/Commercial Operation

Despite being described as a “home,” the proposal includes:

- Up to **16 residents**
- Multiple **staff members on-site**
- Ongoing **care operations, deliveries, and services**

This is clearly an **institutional use operating within a residential zone**, which violates the intent of residential zoning protections.

If approved, this would effectively **reclassify the neighborhood without due process**.

2. Incompatible Scale and Density

An **11,000 square foot structure** is substantially larger than surrounding homes and introduces:

- A **non-conforming building mass**
- Increased density inconsistent with single-family use
- A visible and permanent change to the neighborhood's character

This is not a minor variance—it is a **material transformation of land use**.

3. Traffic, Safety, and Emergency Impact

The claim of “low traffic” is misleading. Real operational impact includes:

- Staff shift changes (daily)
- Delivery and service vehicles
- Frequent visitor traffic
- **Emergency response activity (ambulances)**

This creates **ongoing disruption and safety concerns** inconsistent with a quiet residential neighborhood.

4. Direct Impact on Property Values

Homeowners in this area invested based on:

- Consistent residential use
- Uniform home design and density
- Quiet surroundings

Introducing an institutional care facility introduces **market uncertainty, reduced desirability, and measurable downward pressure on property values**.

5. Dangerous Precedent

Approval of this project would:

- Open the door to **future non-residential encroachment**
- Undermine the integrity of residential zoning
- Create a **precedent that weakens protections for all homeowners**

This is not just about one property—it is about **protecting the entire neighborhood moving forward**.

6. Misrepresentation of Impact

The proposal attempts to minimize impact by calling the facility a “home,” but:

- The scale, staffing, and operation clearly contradict that claim
- This is a **business operation**, not a typical residence

The city must evaluate this based on **actual use and impact**, not marketing language.

Conclusion & Request

This proposal represents a **clear conflict with zoning intent, neighborhood character, and community expectations**.

I respectfully request that the City:

- **DENY this proposal in full**, or
- Require relocation to a properly zoned commercial or institutional area

Failure to do so would **undermine zoning protections and expose the City to justified community opposition and potential legal challenges**.

Sincerely,
[Your Name]
[Your Address]

From: vivian van roekel [REDACTED]
Sent: Thursday, April 23, 2026 4:51 PM
To: CD <cd@stcharlesil.gov>
Subject: Wilby Properties, LLC request for special use permit

Thank you for allowing us the opportunity to participate in the City of St Charles Planning Committee meeting of April 21, 2026.

We strongly object to a special use zoning permit for the proposal outlined by Troy Horbach of Wilby Properties, LLC. Spot zoning is not consistent with the comprehensive city plan.

1. The proposed large group home (multiunit rental apartment building) does NOT serve the public convenience at 5N024 IL Rt31. It is not safe, convenient, or affordable for the demographic they target. It is isolated and inaccessible to public transportation and city amenities. It places a commercial venture into a low density single family residential neighborhood and is completely alien to the entire area. If it fails, the entity cannot easily revert back to baseline.
2. The proposed large group home does not currently have access to water. It will need a water main extension from Abbeywood, which may decrease water access to RedGate homes. The planned 2.5 acres of development is boggy, marshy and prone to flooding, so special drainage must be employed to ensure the site and the neighbors will not experience more flooding. Remediation of any toxic materials(chemicals, oils, etc.) left in the soil by Sebastian Karch would be needed.
3. The proposed commercial rental property would be an outlier in the overall community and would decrease property values of current homes. It would create a noticeable difference in appearance from existing neighboring houses. The multiple parking spaces and the style would show the commercial nature of the development. I suspect the owner is an absentee investor only interested in return on investment. The owner currently has a contingent buyer for the land for 180K, which would provide him a profit on the deal (purchased in 2019 for 139K).
4. The proposed multiunit rental apartment building is NOT consistent with current zoning. It would cause increased traffic on R 31, and I suspect more accidents there, given no stoplight, moderately high speeds, young drivers, and limited visibility. It will impact the proposed sidewalk along route 31. If the site does not attract renters, then it can't easily be converted back to single family low density residential.
5. It cannot be determined ahead of time whether a multi unit apartment building and its tenants will affect public safety, health, and comfort. But in light of information gained from internet searching yesterday about parties involved, comfort and safety of seniors may be an issue with the particular application. It is not consistent with current zoning and there is not a pent up demand for such a development here.
6. As to adherence to all codes- again, based on yesterday's internet search information of involved individuals , we have serious doubts about adherence to all codes relating to residential care for seniors.

In conclusion, we ask the planning commission to DENY special use permit to Wilby, LLC for development of 5N024 Rt31. None of the required criteria have been met.

Sincerely,

Vivian Van Roekel. M.D. and Bernard Lanan
[REDACTED]

St. Charles, IL. 60175