

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, MAY 19, 2026**

Members Present: Peter Vargulich
Colleen Wiese
John Fitzgerald (7:17 p.m.)
Jeffrey Funke
Rita Payleitner
Sean Baker
Cory Jones
Zachary Ewoldt

Members Absent: None

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 May 5, 2026 meeting of the Plan Commission

Motion made by Mr. Funke, second by Ms. Payleitner and unanimously passed by voice vote to approve the minutes of the May 5, 2026 Plan Commission meeting.

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)

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

Motion made by Mr. Funke, second by Ms. Wiese to close the public hearing.

Roll call vote:

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

Nays: None

Absent:

Motion carried: 8-0

b. Discussion/Recommendation

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

Motion made by Mr. Ewoldt, second by Ms. Wiese to recommend approval of an Application for Special Use for Senior Care Home at 5N024 Rt. 31, subject to resolution of all staff comments and the following conditions: 1) Maximum light pole height shall be 12 feet with motion activation to reduce lighting levels; 2) A landscape buffer area shall be provided along the north and south property lines from the rear of the building to the 40-foot front building setback line, with evergreen trees used in lieu of shade trees and otherwise meeting City Code requirements for landscape buffers; and 3) The use shall operate under a State license for a Shared Housing Establishment.

Roll call vote:

Ayes: Wiese, Funke, Baker, Jones, Ewoldt, Vargulich

Nays: Fitzgerald, Payleitner

Absent: None

Motion carried: 6-2

6. Public Comment - None

7. Additional Business from Plan Commission Members or Staff - None

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 7, 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 at 8:13 p.m.



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Transcript of St. Charles Plan Commission

Date: May 19, 2026

Case: St. Charles Plan Commission

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ST. CHARLES PLANNING COMMISSION

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In Re: :

PO #115733 :

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MEETING

St. Charles, Illinois

Tuesday, May 19, 2026

7:00 p.m.

Job No.: 611777
Pages: 1 - 71
Transcribed by: Debra McCostlin

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Conducted on May 19, 2026

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1 Meeting, MEETING, held at the offices of:

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4 City of St. Charles

5 2 East Main Street

6 St. Charles, Illinois 60174

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13 Pursuant to agreement, before Lawrence

14 Wallace, Notary Public in and for the State of

15 Illinois.

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1 A P P E A R A N C E S

2 Peter Vargulich, Chair

3 Jeffrey Funke, Vice Chair

4 Zachary Ewoldt, Member

5 Colleen Wiese, Member

6 Sean Baker, Member

7 John Fitzgerald, Member

8 Rita Payleitner, Member

9 David Rosenberg, Member

10 Ellen Johnson, Planning

11 Bruce Sylvester, Planning

12 Corey Jones, Applicant

13 Brett Chotkevys, Speaker

14 Troy Horbach, Speaker

15 Scott McBoard, Speaker

16 Vivian Vanhoval, Speaker

17 Brian Root, Speaker

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

2 MR. VARGULICH: All right. Good
3 evening, everyone. The meeting for the St.
4 Charles planning commission is called to order.
5 Roll call. Colleen Wiese.

6 MS. WIESE: Here.

7 MR. VARGULICH: John Fitzgerald. Jeff
8 Funke.

9 MR. FUNKE: Here.

10 MR. VARGULICH: Rita Payleitner.

11 MS. PAYLEITNER: Here.

12 MR. VARGULICH: Corey Jones.

13 MR. JONES: Here.

14 MR. VARGULICH: Zach Ewoldt.

15 MR. EWOLDT: Here.

16 MR. VARGULICH: Sean Baker.

17 MR. BAKER: Here.

18 MR. VARGULICH: All right. Please join
19 me for Pledge of Allegiance.

20 (Pledge of Allegiance.)

21 MR. VARGULICH: Thank you. We
22 officially welcome our newest planning commission
23 member, Sean Baker, and we're working on sorting
24 out our final member. So, we look forward to that

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1 announcement to be at our next meeting or so when
2 that's all sorted out.

3 Presentation of meeting minutes from May
4 5th. Is there a motion to approve?

5 UNIDENTIFIED SPEAKER: I'll make a
6 motion.

7 UNIDENTIFIED SPEAKER: Second.

8 MR. VARGULICH: Second. All those in
9 favor?

10 VOICES: Aye.

11 MR. VARGULICH: Opposed? The motion
12 passes.

13 Item 5, Senior Care Home, 5N024 Route
14 31. This is a continuation of a public hearing on
15 this, a large -- special use for a large group
16 home at the address of 5N024, Route 31. Public
17 hearing was opened on April 21st, continued on the
18 5th to our meeting today.

19 At this point the planning commission is
20 still conducting the hearing, and has filed with
21 the city, and all testimony and evidence both for
22 and against this application shall be given under
23 oath. As is our procedure, we'll have the
24 applicant's presentation, we'll take questions

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1 from the commission, and then additional questions
2 from the audience since the public hearing is not
3 closed.

4 When the planning commission feels it
5 has gathered enough evidence to make a
6 recommendation to the city council committee of
7 the whole, we will close the public hearing. The
8 planning commission will then discuss evidence
9 gathered and all the findings of fact to vote on a
10 recommendation.

11 Before we begin, anyone who wishes to
12 give testimony or ask questions will be sworn in.
13 If all those good people could please stand. So,
14 even if you're in the public and you're going to
15 come up and provide commentary, please stand.

16 (Witnesses sworn.)

17 MR. VARGULICH: Thanks. All right.
18 When speaking, you'll come to the lectern, spell
19 your last name, please provide your address
20 because we have our court reporter tonight. Note
21 that the official meeting packet is on the city's
22 website, and so anything that was on that website
23 packet will be part of the record.
24 Yes, Bruce?

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1 MR. SYLVESTER: For once, we have
2 someone who is participating remotely. It might
3 be advisable to have -- just make sure they're
4 sworn in as well.

5 MR. VARGULICH: Okay. Do we have Brett?
6 All right. Brett, if you're with us and
7 can hear, can you let us know?

8 MR. CHOTKEVYS: Yes, I'm here and can
9 hear you. Thank you so much.

10 MR. VARGULICH: Okay. And so, I would
11 just ask that you be sworn in if you're going to
12 provide testimony on behalf of the applicant.

13 (Witness sworn.)

14 MR. VARGULICH: Perfect. Thank you.
15 Thank you, Bruce. All right. Applicant, please.

16 MR. HORBACH: Thank you so much for
17 having me back. There were an awful lot of
18 questions and I'm going to try to address them all
19 here today.

20 MR. VARGULICH: Is his mic picking up?
21 I can barely hear him.

22 MR. HORBACH: Oh, I'm sorry. Let me
23 stand closer.

24 MR. VARGULICH: All right. Great.

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1 Thank you.

2 MR. HORBACH: I got my water this time.
3 Last time, I'm not used to talking so much and my
4 voice was so dry.

5 MR. VARGULICH: No worries.

6 MR. HORBACH: Okay. So, again, I thank
7 you so much for having me back out and being able
8 to address a lot of the questions that were
9 brought up last time.

10 MR. VARGULICH: If you could just
11 introduce yourself, please.

12 MR. HORBACH: Oh, sorry. Troy Horbach.
13 Last name, H-O-R-B-A-C-H. I live at 732 Council
14 Hill Road and that's in East Dundee.

15 MR. VARGULICH: Thank you.

16 MR. HORBACH: So, for tonight -- here we
17 go. Following up on last month, I'm really hoping
18 to have our discussion, and so I might pause
19 between some slides and just ask if there's any
20 clarification questions that might come up as I go
21 through it.

22 I want to clarify what assisted living
23 is. The terminology -- and I realized last time
24 my terminology using assisted living kind of

1 conflicts sometimes with the ways the state and
2 the way St. Charles city code uses it. I'll go
3 through our licensing, break that down, and our
4 operations. I'll come back to architecture and
5 I'll show some elevations. I'll show you some
6 site plan amendments based on your feedback from
7 last time, and I'll address some previous
8 questions that I heard. And then lastly, just
9 quickly run through the facts -- findings of fact
10 for our special use request.

11 So, assisted living, Illinois definition
12 is it's a residential model of care that provides
13 housing and personal supportive help with
14 activities of daily living, which is eating,
15 dressing, bathing, personal hygiene, toileting.
16 Providing that care is what assisted living is
17 typically known as, and that's what we will be
18 doing at our house. As you see, it might conflict
19 with some of the terminology of the license.

20 Additionally, assisted living does serve
21 as the residents' own home. Mandatory services
22 that we provide are daily -- you know,
23 housekeeping, daily meals, laundry, social and
24 wellness activities, but one thing it's not, it's

1 not for residents to require around-the-clock
2 nursing.

3 And just some bonus here, these are the
4 types of folks that will be our residents. These
5 are actual pictures of Brett's folks that live in
6 his homes down in Texas. So, as you can see,
7 they're advanced in age. They're really looking
8 to age in place with respect, and dignity, and
9 comfort with personalized care. This is probably
10 going to be their final home, so that's what we
11 want to do is we want to provide them with a good
12 home atmosphere, and that's our vision as I
13 mentioned last time.

14 This will be a residential setting.
15 It's to give them the care they need in a nice,
16 small environment. The level of care is -- it
17 says high level of care, but it's -- don't think
18 of it as -- I should have reworded that. It's a
19 higher touch level of care. It's not nursing.

20 We feel that this smaller home setting
21 is a needed option in the area compared to the
22 alternative of big-box facilities that you see.
23 And we know independent reports have shown that
24 it's a need that our community has moving forward,

1 and we have a gap right now in the number of beds
2 available. And we think this option is not only
3 needed in general, but as an alternative to those
4 big-box facilities.

5 Also, with this model, we can give the
6 closer attention, more personalized care plans,
7 and especially for those with memory needs, memory
8 care needs. They say a smaller, calmer
9 environment is better for them, for their well-
10 being. And since this will be family owned and
11 managed, you know, we're very invested in this,
12 and we want to make this home successful, and our
13 mission is to provide the best care option for
14 this community.

15 A couple of -- my family there in the
16 photo. And my mother, unknowingly two years ago
17 when she had a stroke, sent me down this path that
18 lead me here today.

19 This just shows all the different types
20 of licenses that Illinois provides. We fall under
21 the assisted living and shared housing, which is
22 further broken down into establish -- and this is
23 where the terminology is confusing -- established
24 living establishment -- sorry -- assisted living

1 establishment and shared housing establishment.

2 We fall under the shared housing.

3 Both of these provide assisted living on
4 a day-to-day basis, but they call one assisted
5 living and they call the other shared housing.

6 The main difference here is we are limited to 16
7 maximum residents and it's in the small home
8 environment, whereas the other one is large, and
9 I'm sure you're all familiar with what I'm talking
10 about, it's the large, apartment complex style
11 living facilities.

12 And similarly, St. Charles code calls an
13 assisted living establishment an assisted living
14 facility, whereas this shared housing option is a
15 group home. And today, you do allow currently
16 eight-bedroom homes in residential. We are
17 looking for 16 as the special use.

18 And now we get into what we can and
19 can't do as far as this license. We can operate
20 as an assisted living residential home for up to
21 16 individuals. We do not provide nursing. We
22 provide medication assistance, which is we could
23 watch them take their medication, we could
24 document it, we can store it for them, but we do

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1 not give it to them. We do not force them to take
2 it.

3 Other notes, it is -- we must have 80
4 percent of our residents be 55 and above. And I
5 also want to note, we can provide other non-
6 skilled health services such as monitoring their
7 health conditions, taking vital signs, and we do
8 coordinate medical necessities. So, we'll
9 coordinate with third parties to come to the home
10 as needed. Home health services, ones that are
11 licensed for such care. And again, we provide
12 meals, housekeeping, laundry, social wellness
13 activities. We must be staffed 24 hours.

14 And really, again, I would liken it to
15 your own home. So, picture you having to take
16 care of your parents. They're in your home.
17 You're doing everything for them. You're helping
18 them in the mornings get up, maybe you're helping
19 them to the bathroom. You're feeding them.
20 You're doing their laundry. But when you need
21 them to get medical attention, you would have home
22 health services come into your home. This is
23 exactly the same. It's just in a large upscale
24 home model.

1 And what we can't do. So, again, we
2 don't provide skilled nursing. So, this would be
3 care wounds, IVs, catheters, tube feeding,
4 injections. That kind of stuff, you know, we
5 won't be doing. Again, if needed, we must get
6 that care from a licensed home health provider.
7 We can coordinate it, we just can't deliver it.

8 And there's certain residents that we
9 can't accept. Those requiring around-the-clock
10 nursing, fully bedbound, unstable medical
11 conditions, mental care residents, those that pose
12 a danger to themselves or others, and one's that
13 have severe enough impairment where they require
14 constant one-on-one supervision.

15 Other requirements, there is Illinois
16 oversight. They do unannounced check-ins every
17 year to ensure we're meeting our requirements.
18 There are ongoing license renewals. We have
19 policies and procedures that we have to keep in
20 place like emergency evacuation plans, life
21 safety, which is the building and fire code, and
22 stuff like sprinklers. We have to have background
23 checks for our staff. Our manager has to have
24 certain qualifications, two years experience,

1 specific trainings are required, and they need to
2 be available 24/7. And then for each resident we
3 have to have an individual care plan.

4 So, I want to pause there, because that
5 was everything on licensing and operations, and
6 see if there's any questions on what I went
7 through.

8 UNIDENTIFIED SPEAKER: Not a question,
9 but a comment. I just appreciate you coming back
10 with this information. That was part of my
11 request.

12 MR. HORBACH: Right.

13 UNIDENTIFIED SPEAKER: So, I do
14 appreciate you providing this additional
15 information and clarification.

16 MR. HORBACH: Yeah. No, that was a
17 great question.

18 MR. EWOLDT: I had a question. You
19 talked about there's a need for this. And so how
20 many other facilities similar to what you're
21 talking about -- I mean, not exactly, but say
22 similar -- are there in the area?

23 MR. HORBACH: In this area, I'm not
24 familiar with any. In the greater Chicago area

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1 I've come across I'm going to say four or five.
2 One I know is being built in Northbrook. There's
3 one in Lake Zurich. There's one in -- actually
4 have a couple buildings that's kind of a community
5 of buildings up in Lake of the Hills. And I
6 visited them and they're outstanding. I feel like
7 they blow away the facility environments. But I'm
8 not familiar with any in the area. I could be
9 wrong.

10 MR. VARGULICH: How often do you have to
11 renew your license?

12 MR. HORBACH: That's a good question. I
13 thought it was yearly, but I read that they could
14 give you a two-year license I guess if we check
15 all the boxes. I'm guessing the first couple of
16 years they might not do that, but maybe if we get
17 a -- one down the line.

18 MR. VARGULICH: And I had just one last
19 question. The problem for staff related to these
20 kinds of things is can our approval or can the
21 city's approval be transferred to another operator
22 or is it specific to this operator for this
23 (indiscernible)?

24 MS. JOHNSON: So, the special use can

1 continue -- in theory, it could continue to
2 another operator operating under the same license
3 and the same business model. If there's any
4 modification or intensification of the use that
5 alters the approved special use under the
6 ordinance being approved for this establishment,
7 then they would need to come back through for an
8 amendment to special use to accommodate whatever
9 that business is proposing if it's materially
10 different than this business.

11 There's also a provision that if this
12 business were to close for a period of 24 months,
13 then the special use would be deemed expired and
14 that a future group home for seniors would need to
15 come back through for a special use approval, but
16 the special use ordinance for this particular use
17 would specify that it's the large group home with
18 basically a description of what that means, that
19 it's for seniors operating under this state
20 license.

21 MR. HORBACH: And I will note that if we
22 were to leave and somebody else come in, the
23 license is nontransferable, so they would need to
24 get it relicensed by Illinois. And also, it

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1 doesn't apply to any other type of group home.

2 MR. VARGULICH: Thanks.

3 MS. PAYLEITNER: I have a question for
4 staff. There are other group homes in St.
5 Charles, just maybe not large ones, correct?

6 MS. JOHNSON: That's correct. There are
7 no large group homes that we have granted special
8 use approval for. To my knowledge, small group
9 homes don't require special use approval. So, I
10 believe there are a few assisted living.

11 MS. PAYLEITNER: And my single question
12 is, are they still in lockdown?

13 MR. HORBACH: So, I probably shouldn't
14 have used the word lockdown last time. So, what
15 we have -- and I will touch on it due to having
16 the memory care part of our license. So, let me
17 touch on that. Memory care, which we will be
18 providing, it's not a separate license. It's a
19 special program under this license. It requires a
20 special filing and some dementia specific
21 requirements like training, and physical
22 requirements such as egress controls. So, that's
23 what the locking mechanism is, so that our memory
24 impaired folks can't just open a door and go out.

1 That would be unsafe. So, it keeps them safe.
2 So, when I said lockdown, that's what I meant by
3 that.

4 MS. PAYLEITNER: Yeah, I assumed that.

5 MR. HORBACH: Yeah. But they will
6 obviously -- they will go outside under
7 supervision and do everything they need to. But,
8 again, these folks -- just going back to -- you
9 can see the pictures of the actual folks. They're
10 not very mobile. You know, they really need a lot
11 of supervision moving around, but we tend to do as
12 much, you know, walking and getting them moving as
13 much as possible. But just so you know, the level
14 of care that they're at, they're pretty immobile.

15 MS. PAYLEITNER: And since you mentioned
16 it, you have there that you can't -- and it says
17 you cannot have residents who cannot evacuate in
18 an emergency even with staff assistance.

19 MR. HORBACH: So, yeah. Even -- I might
20 be wording that poorly. So, somebody who cannot
21 evacuate even with our folks helping them, we
22 can't take them. That's just per the terminology
23 of the license.

24 MS. WEISE: So, it's okay if they need

1 assistance, but if that was -- if they couldn't do
2 it even with your assistance is what you're
3 saying, then --

4 MR. HORBACH: Right.

5 MS. WEISE: Okay.

6 MR. HORBACH: Right. Obviously --

7 MS. WEISE: Yeah.

8 MR. HORBACH: -- we need to be able to
9 evacuate them.

10 MR. VARGULICH: I think that would be
11 probably a form of skilled care.

12 MR. HORBACH: Yes.

13 MR. VARGULICH: Which that's not what
14 this is about.

15 MR. HORBACH: No.

16 MR. JONES: Do any statistics exist that
17 address how many average EMS visits would happen
18 on a monthly basis in a facility like this?
19 Maybe, I mean, is it (indiscernible).

20 MR. HORBACH: Yeah, yeah, and I do touch
21 on that, but we can talk about it now, and Brett
22 could tell you, because per their model that
23 they've been running, they see an average of four
24 emergency vehicle calls in a year.

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1 MR. JONES: In a year.

2 MR. HORBACH: That's because a majority
3 of the calls, due to advanced directives, you
4 know, DNRs, most calls for incidents will go to
5 hospice, it will go to the families. And also,
6 the higher touch facilities tend to have lesser
7 calls because we're with our folks so much.
8 There's a little less --

9 MS. PAYLEITNER: In St. Charles, most
10 calls are falls.

11 MR. HORBACH: Right.

12 MS. PAYLEITNER: Yeah.

13 MR. HORBACH: So, we see -- we
14 should -- and this care home --

15 MS. PAYLEITNER: Every day there's a
16 fall call.

17 MR. HORBACH: Typically see less of
18 those incidents happening, but there -- I mean, we
19 will have a few. But as you know, like folks who
20 have had neighbors who have been on hospice, we
21 had a neighbor just last year and the ambulance
22 came a lot. They never had the sirens going or
23 anything. It's very silent. And again, this home
24 is directly off of Route 31. So, there's no

1 traffic by any neighbors.

2 MR. FUNKE: How many bedrooms and
3 bathrooms did you say?

4 MR. HORBACH: Bedrooms? 16.

5 MR. FUNKE: 16 bedrooms?

6 MR. HORBACH: Yes.

7 MR. FUNKE: How many bathrooms?

8 MR. HORBACH: And that I'll get to.

9 Bathrooms, every room has there own bathroom.

10 MR. FUNKE: And is this on septic or is
11 it on --

12 MR. HORBACH: No, it's got to be on city
13 water.

14 MR. FUNKE: Okay. And then I saw that
15 you said a fence would be provided if requested.

16 MR. HORBACH: Uh-huh.

17 MR. FUNKE: And what's the idea of the
18 fence? Where will the fence go if you --

19 MR. HORBACH: Do you mind if I pause on
20 that until --

21 MR. FUNKE: Yeah, go head. Yeah.

22 MR. HORBACH: Because we'll talk about
23 that. So, unless there's other questions on that,
24 moving to the architecture slides. This shows the

1 model of rendering of the house. And here is the
2 floor plan. It's kind of an L shape with majority
3 of common space being centrally located. And
4 again, this is -- Brett and his team did a great
5 job of designing this. It's specific so that our
6 folks, our care folks, when in the center of the
7 common space, they have direct lines of sight down
8 both hallways so they get a better awareness of
9 where everyone is at all times.

10 But 16 bedrooms, as you can see, 8 on
11 each side. Each has their own bathroom. And then
12 the living, the dining, the kitchen, the sitting
13 areas are all centrally located.

14 Here is an aerial shot of Brett's home
15 in Texas. Here is some front and back elevations.
16 Note that the tallest part of our house is under
17 30 feet. So, it's really designed -- it's just a
18 nice house. It's designed to look like a house.
19 Side elevations. Here is a conceptual view of
20 what we'd like the front to look like. We have
21 another one as well. Just some ideas.

22 All right. The site plan. You can see
23 this very well. So, the amendments of the site
24 plan is we reduce the parking to 15. We move the

1 house back from the south up into this more
2 centralized middle of the lot. We added an
3 additional 30 feet of natural buffer landscaping
4 around the interior lot line.

5 And this is where I was saying because I
6 think a fence was mentioned last time. We could
7 do a fence on the south side. We only have two
8 adjoining neighbors on the south side. We could
9 do a fence. Personally, I think a six-foot brown
10 fence isn't as appealing as just natural greenery,
11 but we good do that if it was requested. And then
12 we added in a walking path in the back, as well as
13 the proposed bike path on Route 31. I think we
14 drew it too small. We could widen that to 10-feet
15 wide.

16 MR. EWOLDT: And the parking on the
17 north side, that was separated further away from
18 the property line, if I remember correctly?

19 MR. HORBACH: Yeah, yeah, because we
20 wanted to fit that into the 30-feet buffer. And
21 note -- in fact, I'll show -- I'll go to the next
22 slide. There is a lot of buffer. Not just the
23 buffering that we're adding inside our property
24 line, there's already a lot of buffering around

1 this property especially to the north and west.
2 And again, to the south we only have two neighbors
3 that actually border the property.

4 So, from the -- the city owns about 50
5 feet or so to the north, and owns all that
6 property to the west. So, when you look at this
7 overview, you can see the nearest neighbor to the
8 north from our parking lot is over a football
9 field away. To the west, it's almost 500 feet
10 away from house-to-house. The closest neighbor to
11 the south is about 90 feet house-to-house, but we
12 expect that all to be natural buffer.

13 MR. EWOLDT: Do you intend to keep a lot
14 of the existing vegetation or trees around the
15 property?

16 MR. HORBACH: Both.

17 MR. EWOLDT: Okay.

18 MR. HORBACH: It's pretty thick now, but
19 it's kind of junky trees.

20 MR. EWOLDT: Yeah.

21 MR. HORBACH: You know, it's not really
22 nice stuff. So, we'll see how it plays out, and
23 we're going to follow the codes with the
24 landscaping plans and all of that. You know, if

1 we have to just rip all that out and put in new
2 tree lines, we could do that.

3 MR. EWOLDT: I think it would be great
4 to keep, you know, anything of quality. I
5 understand there's a lot of understory brush that
6 (indiscernible), so that makes sense. I've been
7 past the property, been on property. Right now
8 (indiscernible), so yeah.

9 MR. HORBACH: So --

10 MS. WIESE: Sorry. What is the general
11 length of that walking path? Like, do you know?

12 MR. HORBACH: Oh, that's a good
13 question. I don't know. I kind of just drew it
14 in because we could do any kind of walking path
15 out there we want.

16 MS. WIESE: Okay.

17 MR. HORBACH: It's just -- I think there
18 were some concerns about giving them a walking
19 path.

20 MS. WIESE: And it's three --

21 MR. HORBACH: We always planned on it.
22 I just didn't draw it in the first site plan.

23 MS. WIESE: And it's three-and-a-half
24 feet wide?

1 MR. HORBACH: Uh-huh.

2 MS. WIESE: Okay.

3 MR. HORBACH: Yeah. It's got to be big
4 enough for --

5 MS. WIESE: For wheelchairs?

6 MR. HORBACH: -- for wheelchairs, yeah.
7 So, again, the point of this slide was just to
8 show there's a lot -- it's a big lot. It's a two-
9 and-a-half acre lot already, a lot of natural
10 buffering already around it, and the direct access
11 is off of Route 31.

12 MR. VARGULICH: Does anybody have any
13 questions or comments of anybody right now? I
14 have a couple comments, couple of questions. The
15 driveway that leads over to the parking is shown
16 as only 20-feet wide. That seems substandard to
17 most driveway and parking requirements. It seems
18 like you should at least be at 22, probably 24.

19 MR. HORBACH: So, we can change it. I
20 thought I did this per the building codes.

21 MS. JOHNSON: Yes, for two-way traffic,
22 the drive should be 24 feet. I believe the fire
23 department access road is a 20-foot width, but for
24 two-way traffic we would want 24 feet.

1 MR. HORBACH: Okay. Yeah, absolutely.
2 That can be done.

3 MR. VARGULICH: All right. And then
4 there were a number of comments from staff in the
5 reports, if you will, stipulations of things that
6 would happen related to things like the site
7 lighting, and that you would have to meet our
8 photometric requirements and that kind of thing,
9 which is fine.

10 I would ask, because there's
11 already -- you can meet photometric requirements
12 but still be using a 20 or 25-foot pole because
13 the photo metric requirements are based on
14 readouts at the property line. And so, at 20 or
15 25-feet high in a residential neighborhood, you
16 can almost see up into where the fixture is, even
17 though at the property line you meet the
18 photometric requirements.

19 So, I would ask if you would be willing
20 to agree to a 12-foot pole instead of whatever our
21 code, if you will, allows? So, then that would
22 reduce the potential for glare because, you know,
23 given the distances that people are away then from
24 their houses, you know, they would never be

1 looking up and directly at the light itself kind
2 of thing.

3 MR. HORBACH: I don't see a problem with
4 that. We haven't even thought about lighting.
5 That's not (indiscernible), but absolutely we can
6 do that.

7 MR. VARGULICH: Okay. So, I mean, we
8 can add that to the stipulations.

9 MR. FUNKE: They also have deflectors on
10 there that would propose to actually --

11 MR. VARGULICH: House that shield.

12 MR. FUNKE: -- reflect the light.

13 MR. VARGULICH: Okay.

14 MR. FUNKE: So, it would basically be
15 zero lumens at the property line. So, that would
16 be a stipulation.

17 Also, I wasn't 100 percent clear if it
18 was something you were proposing or if it's
19 something -- I think it was more staff was
20 proposing is respect to that 30-foot setback,
21 landscape setback that you're talking about
22 having, that you would either be asked or agree to
23 follow our ordinance stipulation 1726.070 which
24 talks about the type of planting in a buffer yard.

1 You can certainly take credit for existing trees
2 or something that you would preserve
3 but -- because there are specific planting
4 requirements for that yard. And are you in
5 agreement with that?

6 MR. HORBACH: We will -- I haven't dug
7 into that code yet, but I will absolutely follow
8 and adhere to that code.

9 MR. FUNKE: Okay.

10 MR. EWOLDT: Just to add to that, Ellen,
11 that's essentially street elements, it's shrubs,
12 evergreens, and some other plantings, or --

13 MS. JOHNSON: Yes, there is a tree
14 requirement based on the number of square feet.
15 There's a calculation in the code. And then, in
16 addition, additional planting, shrubbery and
17 whatnot, to soften the appearance. So, we would
18 just have to -- at the time of building permit, a
19 landscape plan would need to be submitted
20 demonstrating that the proposed plantings and any
21 existing plantings you're going to be keeping are
22 all shown on the plan and demonstrating they are
23 meeting the planting requirements.

24 MR. VARGULICH: Okay. Well, I would say

1 that there's some and/or stipulations in that
2 ordinance, and that I would recommend not putting
3 in shade trees as part of that and using the
4 evergreen aspect of the ordinance. Because per
5 the description, you would need either two
6 evergreens or one shade tree per every 400 square
7 feet of buffer yard. And if you're providing a
8 30-foot buffer yard, if you do the math, that's
9 13-and-a-half feet.

10 So, I think if there was two evergreen
11 trees roughly every 13 feet in that 30-foot yard,
12 that that would provide a lot more visual
13 separation for your project from the neighbors.
14 And independent of your partner's experience and
15 data, if there were a lot of EMT responses in a
16 particular week or month, independent of averages,
17 that those plantings would tend to buffer then
18 those lights and those things that came because
19 you would be limited to -- they would only be able
20 to travel in your parking area or in that drop
21 off.

22 So, if you would be willing to agree to
23 that, I think that that would start to address
24 some of the stated concerns by your neighbors.

1 And I think that also starts to address, you know,
2 some of the things that we have to, if you will,
3 assess with respect to the six findings of fact.
4 You know, how does your project use allow for the
5 continued use and enjoyment, and potential resale
6 value or resale of your neighbors?

7 MR. HORBACH: Yeah. Yeah. No, I'm all
8 for that. I love evergreens. So, for sure on the
9 south we would do whatever -- if it's above and
10 beyond what the normal code is for that, I'm
11 willing to adhere to it. And yeah, the parking,
12 again, just -- the whole reason we put it on the
13 north side was to keep it as far away from every
14 neighbor as possible.

15 MR. VARGULICH: Well, I don't have any
16 problem with that. And I think that depending on
17 your final grading plan and how your civil
18 engineer addresses, you know, collection of
19 stormwater to shift it to your stormwater
20 retention basin that will be designed on the
21 western part of your property, sometimes they use
22 the side yards for that, including part of
23 landscape buffers and things like that.
24 And so, I think that, you know, to the

1 extent that we can hash out and find a kind of
2 agreement, if you will, at this level, I think
3 that would be very helpful and very useful for
4 your neighbors both north and south of your
5 property. Admittedly, 400 and something feet
6 across the open space to your neighbor to the west
7 is definitely a long way to go.

8 All right. Yes, please.

9 MS. JOHNSON: And just to add to that,
10 the site plan does show a landscape buffer marked
11 around three sides, and then a little bit along 31
12 also. We would want a recommendation and
13 the -- well, because that's in the ordinance to
14 define where exactly the buffer yard plantings are
15 required, whether that's just along the south or
16 north, or if it's along three sides.

17 MR. VARGULICH: Yeah, I mean, to me,
18 when you look at the site plan and where the
19 parking is on the north and the building and
20 everything, to me, it would be, like, from the
21 back of the building, okay, like, the rear fa ade,
22 up to the 40-foot setback line. That would pretty
23 much cover your neighbors north and south for the
24 building and the parking area. And, otherwise, if

1 your either east or west of those locations,
2 you're just kind of looking into the property or
3 through the property, not at any part of the
4 building or the development itself. Because at 29
5 feet to the ridge line, it's not a very tall
6 structure, per say, now.

7 And if you were -- I don't know if Jeff
8 had any feeling, but to me, if you had a darker
9 colored roof, whether that's shingles or sheet
10 metal, you know, or (indiscernible) or something,
11 I think then again you would have -- your
12 neighbors would see less of the building just
13 because it would recede back versus a lighter
14 color, as far as their view.

15 So I think those are simple things that
16 don't create, you know, a cost implication because
17 you're going to put the shingles on or the sheet
18 metal on anyways, and it's just a matter of
19 picking that color, I think, that has the least
20 amount of visual connection to them.

21 MR. EWOLDT: I tend to agree with you on
22 the proposed area for the landscape buffer on your
23 building (indiscernible). That makes sense to me.
24 So I just wanted to add that.

1 MR. VARGULICH: Yeah. Okay.

2 MS. PAYLEITNER: So, you kind of go back
3 and forth on this. Is this like a group home in a
4 neighborhood, or is this a business outside of the
5 neighborhood? You know, because last time it was
6 like a group home was to be part of a neighborhood
7 that was part of the advantage in the findings of
8 fact. But it was in a neighborhood, and now this
9 is gorgeous, absolutely gorgeous, and your plan is
10 wonderful, but is it in a neighborhood or isn't
11 it? Is it supposed to be isolated?

12 MR. HORBACH: Like the Red Gate
13 neighborhood, I don't think it's going to be
14 considered part of the Red Gate neighborhood.

15 MS. PAYLEITNER: Right. Well, that's
16 why I'm asking. I mean, part of the neighborhood
17 or just -- I don't know.

18 MR. EWOLDT: I think for the purpose of
19 the definition in staff's review, it does meet the
20 definition of a group home. I personally don't
21 agree with our definition, however I believe this
22 does meet the definition of a group home because I
23 think there's some disadvantages from the state
24 licensing group definition. However, I think the

1 applicant, based on additional information
2 provided, does meet the City of St. Charles'
3 definition of a group home, which is what the
4 special use accommodation is for.

5 So, and staff was tasked with that as
6 well to make sure that it meets all preliminary,
7 you know, and any additional criteria for a group
8 home. So, I just wanted to put that in. So, I
9 know there was a lot of discussion on whether or
10 not it was a group home or not.

11 MS. PAYLEITNER: Well, yeah. Okay.

12 MR. VARGULICH: Well, I would just add
13 that, to me, you know, it's really not part
14 of -- to me, from my perspective, it's really not
15 part of the neighborhood. It's at a neighborhood
16 scale and, you know, I -- and so -- because to be
17 a part of the neighborhood, you would have
18 sidewalks and stuff that connect to it. And I
19 can't even tell you 100 percent whether all the
20 streets around you, given the size of the lots,
21 have sidewalks or not. But I would think -- you
22 know, where I live, we have sidewalks that connect
23 everything.
24 And so, you know, is it part of the

1 neighborhood or isn't it? I don't know. But I
2 think it's a function of is the use compatible
3 with the neighborhood? Is it a scale that relates
4 to the neighborhood? It's not three stories or
5 something like that that. It's very low site
6 coverage for this whole project.

7 You know, I think those things are being
8 accomplished, and so now it's a matter of how is
9 it being executed, if you will, in use, and are
10 those things -- when you look at our findings of
11 facts, it's hard -- you know, to me, the most
12 challenging parts, you know, at least coming in to
13 this meeting, were number three and four, you
14 know, as far as how does this use, given what
15 you're doing, other things, and then looking at
16 scale, and detail, and the presentation of that.

17 I appreciate you coming back and having
18 the interest to come back given some of the things
19 that we asked for honestly. So, you know, still
20 want to -- if neighbors are here, still want to
21 hear from neighbors, you know, now that he has had
22 an opportunity to present more and answer a lot of
23 questions, unless we have other questions that we
24 should ask.

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1 MR. FUNKE: Yeah, I've got a couple more
2 questions.

3 MR. VARGULICH: Absolutely.

4 MR. FUNKE: How is the loading handled?
5 Loading. Do you have a loading dock or loading
6 area?

7 MR. HORBACH: Nothing.

8 MR. FUNKE: And the trash, how is the
9 trash -- is that a service that you're going to
10 be --

11 MR. HORBACH: The trash, the bin that
12 we'll take out daily will go to the very back past
13 the parking. I don't know if you can see it.
14 There's a little --

15 MR. FUNKE: Yeah, I see it. But what
16 type of truck are you going to have that's picking
17 that up? Is that going to be a private service?

18 MR. HORBACH: No, we'll probably use the
19 local public whatever it is. Is it Waste
20 Management?

21 MR. FUNKE: So, those are being done? I
22 mean, I think all the residential on 31, they
23 wheel their bins down to the end of the driveways.
24 Is that what's going to happen here?

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1 MR. HORBACH: No, they're going to -- I
2 have to coordinate with them and pay the extra
3 service.

4 MR. FUNKE: They're going to come --

5 MR. HORBACH: They're going to drive up
6 there, pick up, dump it in the truck, and then
7 they just hang a right there to back out.

8 MR. FUNKE: Okay. I just think you need
9 to work on that because, you know, it
10 seems -- that's a dead end for them to turn in,
11 turn around, get the truck back there. that might
12 be difficult.

13 MR. HORBACH: Yeah. So, we had a
14 hammerhead, and to get the buffer we changed it
15 out with the parking because I thought the
16 hammerhead that we're showing there, it's a little
17 bit further. If we need to move that 20-foot
18 drive that you pointed out, the north/south part
19 that leads to the circular, if we have to move
20 that further west to make that shorter hammerhead,
21 we could do that.

22 MR. FUNKE: All right. One thing the
23 site plan is missing also is the sidewalks. We
24 don't see any sidewalks around the accessible

1 parking spaces or in front of the porch. I don't
2 know how that's going to be handled, but that
3 should obviously be laid out in the site plan.
4 And then, I saw you have a lot of condensed units,
5 air conditioning units. You know, are those
6 scattered around the building? How is the HVAC
7 handled in a project like this?

8 MR. HORBACH: That's the next step to
9 work with engineering to figure that out.

10 MR. FUNKE: And what I would say is
11 that, you know, so they're not so unsightly, I
12 would maybe group them together and put a fence, a
13 low fence, and some landscaping around it. You
14 can get a four-foot high cedar fence and some
15 landscaping around it so it screens all your air
16 conditioning units, you know, so it's not -- and I
17 know you're not going to -- you know, maybe in the
18 summer, I don't know how much vegetation you're
19 going to have, but in the winter time I think
20 you're going to be able to see it and it's going
21 to look, you know, more commercialized if you see
22 all these mechanical units scattered around the
23 site.
24 And then think about -- you know, and I

1 don't know how you handle that fence around the
2 perimeter but, you know, from a safety standpoint
3 it might be -- you know, to have it on
4 the -- around the back. I think it's, you know,
5 protecting the backyard.

6 MR. HORBACH: I believe that we're going
7 to be required to have a fence around the back.
8 Whenever our folks would be outside, especially if
9 they're going to be unsupervised, it needs to be
10 fenced.

11 MR. FUNKE: Okay. That's all I have.

12 MR. HORBACH: But the fence I was
13 speaking of earlier was like a buffering fence.
14 So, especially on the south side, if your request
15 is that they don't see the house at all, then they
16 could look at a fence but --

17 MR. FUNKE: Right.

18 MR. HORBACH: -- I'm not sure that's
19 better.

20 MR. FUNKE: What type of stone are you
21 putting on the front? It says some spec stone
22 but --

23 MR. HORBACK: Yeah.

24 MR. FUNKE: -- is it composite or is it

1 real stone?

2 MR. HORBACH: We haven't gotten that
3 far.

4 MR. FUNKE: What did you do in Texas?
5 What was that?

6 MR. HORBACH: Brett, I remember him
7 telling me. He said that's a local limestone, I
8 think, that's particular to that area. So, I
9 don't think we'd be using that.

10 MR. FUNKE: Okay.

11 MR. HORBACH: That would probably be
12 cost inhibitive.

13 MR. FUNKE: And you're going to use
14 something nice. I would suggest a real stone as
15 opposed to a composite.

16 MR. HORBACH: Oh, yeah, yeah.

17 MR. FUNKE: You know, something local.

18 MR. HORBACH: No, I fully intend to use
19 stone. I'll check the local areas and see what
20 kind of stone they have inherent to this.

21 MR. FUNKE: And the metal roof, the
22 metal roof is nice but, you know, you have issues
23 with noise and, you know, I mean, it's -- I think
24 it's probably better to do architectural asphalt

1 shingles.

2 MR. HORBACH: Yeah, that's what we want.

3 MR. FUNKE: And, you know, maybe to
4 bring up that long expanse of roof, maybe put some
5 dormers in there or some, you know, some design
6 dormers, smaller doors or islets. You know, it
7 might break up the roofline because it's pretty
8 dominant if you're looking from -- especially from
9 the back. That back elevation, there's a lot of
10 roof there, so it would be nice to break some of
11 that up with some dormers on the sides and in the
12 back.

13 MR. HORBACH: Not many people are going
14 to see the back, but I can discuss with the
15 architects.

16 MR. FUNKE: Yeah. Well, the people
17 living there will see the back.

18 MR. HORBACH: Our residents?

19 MR. FUNKE: Yeah, walking around.

20 MR. HORBACH: Yeah, they might.

21 MR. FUNKE: Just an architect's
22 perspective.

23 MR. HORBACH: No, no, I appreciate it.

24 MR. VARGULICH: All right. Any other

1 comments right now from the planning commission?

2 MS. PAYLEITNER: Yeah, because I believe
3 I read it somewhere. Under your findings of fact,
4 A, it says, A much needed small scale neighbor
5 integrated care option for seniors who wish to
6 remain in the community. That's where I got
7 confused. Because they really have no, unless
8 they get in a car and drive somewhere, access to
9 the community. You know what I mean? And they do
10 say neighbor integrated care option.

11 MR. HORBACH: So, we just -- for the
12 seniors who want to remain in the community, that
13 friends and relatives can visit them.

14 MS. PAYLEITNER: You're just saying St.
15 Charles (indiscernible)? Okay.

16 MR. HORBACH: Yeah.

17 MR. EWOLDT: I think it's also important
18 to note, it's not the parking lot of Costco.

19 MS. PAYLEITNER: No. And it's not my
20 neighborhood either, you know, but that's --

21 MR. EWOLDT: But it is more residential.
22 So, you know, I guess there's some stuff. Because
23 some of the other larger facilities truly are, you
24 know, (indiscernible).

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1 MR. VARGULICH: All right. Well, you'll
2 get another shot here. This isn't over. I just
3 wanted to make sure everybody got their initial
4 questions or comments out. Okay. All right. So,
5 what I would like to do is open it up to the
6 public for anyone who would like to speak and
7 provide comments for this project.

8 MR. HORBACH: Yes, please. I just have
9 one more slide. Looking over, I think we touched
10 on a number of these already, but I know there was
11 a question about will it diminish home values?
12 And, I mean, quite definitively, I mean, research
13 has shown that large capital investments typically
14 raise home values. They don't lower them.

15 And it's an undeveloped piece of
16 property. It's going to be a \$5.5 million
17 investment in this property and it's going to be a
18 beautiful home. People are going to see it coming
19 down 31 to St. Charles. It's going to look very
20 nice. And, you know, this is an investment into
21 the area and to the city. So, I just wanted to
22 point that out.

23 MR. VARGULICH: Okay. Thank you.
24 Is there anyone from the public who

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1 wanted to come up to speak, please? Yes, please.

2 MR. MCBOARD: Thank you.

3 MR. VARGULICH: All right. Give me one
4 minute here.

5 MR. MCBOARD: One minute?

6 MR. VARGULICH: One minute.

7 MR. MCBOARD: One minute. I'm timing
8 you.

9 MR. VARGULICH: So, at the beginning of
10 the meeting we asked if people were going to
11 speak, and you were supposed to stand up be sworn
12 in. So, apparently that didn't happen. We have
13 to do that now. Okay?

14 So, if anyone, including our first
15 speaker, is going to speak, you need to stand up
16 so we can swear you in, please. Thank you very
17 much. All right.

18 (Witnesses sworn.)

19 VOICES: I do.

20 MR. VARGULICH: All right. Thank you.
21 Please. We need your name and your address,
22 please.

23 MR. MCBOARD: My name is Scott McBoard,
24 and that's my wife over there, Kenn. And that

1 site plan right there, I'm right where the 60175
2 number is, not where the parking lot is, but a
3 little bit down from there. My background is
4 since my college years I started work for a
5 builder and I, frankly, build townhouses. And I
6 did concrete after that and (indiscernible) for a
7 concrete company, for my friend's brother's
8 concrete company during the day.

9 I question the site map. There's a
10 creek that runs right through there. Where did
11 the creek go? Did it disappear? Did it get
12 covered? Did it get filled in? I don't know.
13 Does anybody walk back there? The biggest thing I
14 think we're missing from this whole site plan is,
15 if you look from 31, and even you just drove by,
16 it drops down like that.

17 So, I'm thinking has there been any
18 surveys done around the site itself in terms
19 of -- the houses that are right there, that whole
20 lot is about ten feet lower than us. Being my
21 background as a builder and stuff, I have actual
22 money I could invest in a property. I would have
23 already built a couple of houses there myself if
24 it was buildable. That lot is going to take a

1 huge amount of fill.

2 So whatever number he comes up with, I
3 suggest adding ten feet to it, then you're going
4 to add the light poles on top of that. If we
5 can't see it from our houses, we'll see it glow
6 during the night where all the street lights or
7 whatever size lamps he puts in. So, that was my
8 biggest concern is that lot is going to take a lot
9 of fill.

10 And actually, another neighbor that's
11 not here tonight, he's down the street and around
12 the corner. He comes from a building background.
13 He did concrete for almost 50 years for his family
14 business. The thing he did was foundations. And
15 if it was buildable, we would have already built a
16 couple houses back there, turned around and
17 flipped them and sold them already.

18 But I'm saying that lot needs a huge
19 amount of fill for the water problem it has. And
20 then, like I said, you're missing a creek right
21 there which, you know, did it get piped in? Did
22 it get knocked out? Where did it go? That was
23 biggest concern was just the height of it. So,
24 any number that comes up, add ten feet because

1 that's what it's going to take with the fill.

2 MR. VARGULICH: All right. Thank you.

3 MR. MCBOARD: Has there been a survey
4 done? I missed the other meeting. I'm sorry. I
5 had to work. I work bad hours, Friday night and
6 stuff like that. So, is there any kind of survey
7 that's been done for height and grade?

8 MR. SYLVESTER: So, we're getting into a
9 lot of the details that typically don't get
10 addressed until the building permits are issued,
11 site engineering, grading, if fill is needed or
12 not. The developer has been informed the site has
13 some constraints. There is -- it's not a -- I
14 don't think it's named, but water does flow
15 through the western portion of the property. That
16 will have to be addressed when the site is being
17 developed. So, I think the applicant is aware of
18 those issues.

19 For the information of the planning
20 commission, the reason houses have not been built
21 on this property is this property is in the city
22 of St. Charles and you cannot build on this lot
23 with well and septic. So, anything that gets
24 built on this lot will require the extension of a

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1 water main. That is an expensive piece of utility
2 and that has -- the cost of that water main
3 extension it was has prevented other developments
4 from moving forward here. So, just wanted you to
5 be aware of that.

6 MR. MCBOARD: Yeah, I remember that from
7 the townhouses that previously we were here for.

8 MR. VARGULICH: All right. Thank you.

9 MR. MCBOARD: All right. Thanks.

10 MR. VARGULICH: Anyone else?

11 MS. VANHOVAL: Hi, I'm Vivian Vanhoval.

12 MR. VARGULICH: You can pull the
13 microphone down.

14 MS. VANHOVAL: Oh.

15 MR. VARGULICH: Thank you.

16 MS. VANHOVAL: Vivian Vanhoval, 205 Abby
17 Wood Drive (ph), Red Gate. I have some questions
18 about this business model. I would like to know
19 what expected turnover to be for the residents in
20 this business, and I would like to know are they
21 paying monthly rent? Are they paying a yearly
22 fee? Do they pay property taxes? I need to know
23 more about how the business is going to be
24 profitable for you with these residents there.

1 What is the business model? How do they pay?

2 MR. HORBACH: So, it is a private pay
3 home. So, the families would pay monthly for
4 their stay. Turnover, I guess I'll ask Brett if
5 it wants to chime in, if he knows what the typical
6 turnover is.

7 MR. CHOTKEVYS: Sure, I could do that.

8 MR. HORBACH: I mean, the folks don't
9 really leave. It's like their forever home. So,
10 they're not looking to make another move after
11 here. But Brett, if you want to speak to it?

12 MR. CHOTKEVYS: Yeah, thank you. That's
13 a good question. I have been running a home
14 similar to this since 2019, and I would say that
15 we have some residents that have been with us for
16 almost five years. I think the average range is
17 about two years that people are with us before
18 they pass. And there are sometimes that it's
19 shorter too. But, I mean, a couple of years would
20 be the average.

21 MR. VARGULICH: Thank you. Please.

22 MR. ROOT: Okay. Hello. I'm Brian
23 Root, 5N070 on Route 31. Pretty much if you take
24 this lot survey and go directly to the northwest,

1 and live on (indiscernible) Lane. I just closed
2 on that property on December 30th. So, I'll kind
3 of circle back on a couple things that I brought
4 up, as well as bring up a few new from the last
5 meeting.

6 I guess I want to start this off by
7 saying I think what Troy is trying to do with this
8 property is very noble. I think this type of real
9 estate needs to happen. However, I don't think
10 this is the appropriate spot. There's a lot
11 commercial real estate available that is designed
12 for these types of things that wouldn't require
13 shutting down 31. They wouldn't require bringing
14 in all the infrastructure that he required, the
15 tremendous undertaking that this is going to take.

16 And that said, you know, I have a degree
17 in business management. I own a couple businesses
18 here in St. Charles, one of which is a real estate
19 holdings company. This is something I pay very
20 close attention to. I happily invest in it. And
21 these types of applications in premium residential
22 home markets do have detrimental effect on value.
23 That's just plain and simple.
24 So, we can pull all statistics from

1 wherever, whatever suits individual's needs.
2 That's just the fact of the matter. Not to
3 mention this conflicts directly with the zoning.
4 What I brought up at the last meeting is that
5 every single home in this neighborhood purchased
6 their properties, invested heavily in their
7 properties under the pretense that there is a
8 specific zoning requirement within those homes,
9 all right, within those properties, this 2.7
10 acres. Everyone surrounding this was under the
11 pretense that if that was going to be built upon,
12 it was going to be a single-family home, and now
13 we're not -- we potentially aren't going to have
14 that.

15 So, kind of two things that come to mind
16 would be -- first kind of being this is an
17 assisted living facility that kind of has some
18 workarounds of not being a assisted living
19 facility. There are going to be -- I'll take the
20 over on four emergency vehicles in a year. I live
21 and in -- I used to live right here in St.
22 Charles. Non-assisted living, we're very much
23 over on four emergency vehicles in that area.
24 There are going to be box trucks. There

1 are going to be delivered. There are going to be
2 medical personnel going in and out on a regular
3 basis. Individuals within this property are going
4 to get medicine and drugs. This is very much
5 going to turn into a commercial lot. So, with
6 everyone being under the pretense that this is
7 residential, it's certainly not going to be that.

8 I also -- another thing, going back to
9 my real estate holdings experience, I have serious
10 questions about the viability of this company with
11 this being a special use permit. You know, I
12 heard a \$5.5 million investment. We're going to
13 have 16 long-term residents at full capacity with
14 6 to 12 full-time employees.

15 So, per custom homes here in St.
16 Charles, a 3,000 square foot, three-bed, three-
17 and-a-half bath home is going to be another
18 project. So, I don't know how we take 16
19 residents with 6 to 12 full-time employees a \$5.5
20 million investment and we somehow make that work
21 financially. So, in the event that this fails, we
22 have an 11,000 square foot, 16-bedroom, 16-bath
23 home in a residential neighborhood.
24 So, kind of circling back to the first

1 comment that I made, I think this is a great
2 project. I don't think this is the space to do
3 it. I think this has serious head winds, and in
4 the event that this goes wrong, it's going to be
5 detrimental to the neighborhood. And I think
6 everyone that lives up in that space thoroughly
7 enjoys the charm off 31 and St. Charles and the
8 prestige of that, driving down 31 and seeing all
9 the dense timber and residential rolling into
10 town.

11 So, yeah, I guess I just -- I'm going to
12 leave it with I think what Troy is trying to do is
13 wonderful. I seriously question the viability of
14 this project in that space, and I think it does a
15 tremendous disservice to all the residents in that
16 neighborhood that have poured hundreds of
17 thousands of dollars, if not millions of dollars,
18 into their home to ultimately have this in their
19 backyard. Thank you.

20 MR. VARGULICH: Thank you.

21 Anyone else from the public? All right.
22 Is there a -- Commission, do you feel we have
23 enough to make a recommendation and that we should
24 close the public hearing? Or is there further

1 questions before we close the public hearing that
2 we might ask of the applicant?

3 MS. PAYLEITNER: I do have a question.
4 I don't know if this is the correct proposal, but
5 I have a question of staff, please. And it did
6 come up and you made an excellent point that there
7 are not currently adequate utilities on this site,
8 correct? It's going to be an extensive endeavor.

9 MR. SYLVESTER: Any construction on this
10 site will require the extension of a water main.

11 MR. JONES: Those costs will fall on the
12 developer.

13 MR. SYLVESTER: That will be 100 percent
14 paid for by the developer.

15 MS. PAYLEITNER: Because as I'm looking
16 at sufficient infrastructure as finding of fact
17 number two, it says adequate utilities, drainage,
18 or whatever is being divided. Can we say it is
19 now? No.

20 MR. SYLVESTER: The developer will
21 provide it. The city has determined that it can
22 be provided. It's just not there now. It's like
23 if someone proposed a subdivision in a farm field,
24 you know, the utilities aren't there now but --

1 MS. PAYLEITNER: Yeah. But based on
2 special use. You know, that's why I'm asking
3 about this.

4 MR. SYLVESTER: Right, but the developer
5 has been informed that that is required and he's
6 aware that that is something he'll have to
7 provide.

8 MR. JONES: If someone were to build a
9 single-family home there, which is permitted by
10 right as just a building permit, they would still
11 have to do all the same work?

12 MR. SYLVESTER: Yes, because any use or
13 building in the city has to have sanitary and
14 municipal water. We don't allow well and septic
15 in the city.

16 MR. EWOLDT: And just for -- you know,
17 in that description it talks about these things,
18 or it says, or are being provided.

19 MS. PAYLEITNER: Yeah, it's semantics.
20 I understand that. But --

21 MR. EWOLDT: Not really. I mean, the or
22 being provided is that he has access to sanitary,
23 gas, electric relatively easily. He doesn't have
24 easy access to a water main, but he is willing to

1 provide that. So, it's not like he's asking to
2 drill a well or something like that which, you
3 know, it's definitely different and against what
4 our policies are related to services for any
5 business or any home in St. Charles.

6 MR. VARGULICH: All right. Anything
7 else before we decide that we're going to close
8 the public hearing? Let's just say that. You can
9 still ask more questions, still ask more things as
10 we move on to part B further down.

11 MR. FUNKE: Do you need a motion to
12 close the public hearing?

13 MR. VARGULICH: We need a motion and a
14 second to close this down.

15 MR. FUNKE: I'll make a motion to close
16 the public hearing.

17 UNIDENTIFIED SPEAKER: Second.

18 MR. VARGULICH: All right. So, we have
19 a motion and second to close the public hearing.
20 All right. So, we won't be able to take anymore
21 public comments, so just letting you know. All
22 right. So, roll call. Colleen Wiese?

23 MS. WIESE: Yes.

24 MR. VARGULICH: John Fitzgerald?

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1 MR. FITZGERALD: No.

2 MR. VARGULICH: Not to close the public
3 hearing?

4 MR. FITZGERALD: Oh, sorry. Yes, close
5 the public hearing. Apologies.

6 MR. VARGULICH: Okay. Jeff Funke?

7 MR. FUNKE: Yes.

8 MR. VARGULICH: Rita Payleitner?

9 MS. PAYLEITNER: Yes.

10 MR. VARGULICH: Sean Baker?

11 MR. BAKER: Yes.

12 MR. VARGULICH: Corey Jones?

13 MR. JONES: Yes.

14 MR. VARGULICH: Zach Ewoldt?

15 MR. EWOLDT: Yes.

16 MR. VARGULICH: Myself, yes. All right.

17 So, that will conclude Item 5a for tonight. All
18 right. B. Opportunity for the planning
19 commission, further discussion is still open. All
20 right. Any information gathered related to these
21 findings of facts and discuss our thoughts before
22 we go to a motion. So, is there any further
23 things that we would like to discuss or talk about
24 in debate or anything like that?

1 MR. EWOLDT: Yeah. I think there's a
2 couple of things that, Peter, I think you brought
3 up there. I'm in agreement with the defined
4 buffer area that they're planning out to the 40-
5 foot mark for that additional buffer landscaping
6 to code. I am also in agreement with using
7 evergreens. I think shade trees because there is
8 a lot of shade trees that are in existence that
9 accommodate that. I also agree with your
10 suggestion of reduced pole lighting from light
11 fixtures.

12 So I think all three of those should be
13 with a formal recommendation, in my opinion. If
14 we do recommend approval, obviously we should
15 discuss that. One thing, you know, with it being
16 a residential setting, I do think that the
17 commission should discuss possibly having the, if
18 there is any pole lights in the parking area, to
19 turn off at a certain time so the light wouldn't
20 be on the building itself, not the parking area
21 all night long as we discussed.

22 MR. VARGULICH: The only thing I would
23 say about that is, from a safety and security
24 standpoint, if staff are turning over -- you know,

1 let's say there's a shift that turns over and it's
2 dark, if we've agreed to a certain hour that the
3 pole lights go off, then I think that could
4 produce some -- you know, if we were going to do
5 anything, I would say if you wanted to tack onto
6 that, it would be that the light levels would be
7 reduced automatically at a certain hour, but then
8 kick up to full power with a motion sensor, which
9 is a fairly simple thing to add to a pole light
10 system. Okay.

11 So there is a low light level there, but
12 then if somebody walks out of the building for
13 whatever reason, just removing trash or leaving on
14 a shift, the motion sensor picks it up, the light
15 levels kick up to the regular level, and then
16 after a certain time they will drop back down.
17 You know, and that would be a way to bring the
18 light levels down, but not create a safety thing,
19 and those technologies are relatively simple and
20 easy to add to a pole light system.

21 MR. EWOLDT: And I don't know if they
22 were intending to install the pole lights, but I
23 was just thinking, you know --

24 MR. VARGULICH: Right.

1 MR. EWOLDT: -- special accommodations.

2 MR. VARGULICH: Yeah. No. And I think
3 that those are, again, small minor technology
4 things that could be added that don't create a
5 time cost but go to your concern of light levels.
6 So I think in today's world that's the thing to do
7 from a technology standpoint. Okay. Anything
8 else?

9 MS. WIESE: I just would like to add a
10 thank you to applicant for while at the prior
11 meeting you technically brought all the
12 information that was required, we appreciate that
13 you actually went above and beyond and brought
14 additional material and additional information to
15 help support the findings of fact.

16 I think it made it much clearer and a
17 better understanding, at least for me, I'm
18 speaking for me, just to kind of understand what
19 was going to be taking place, how it was going to
20 operate. And then both to what Peter and Zach
21 were saying, I think the increased buffering and
22 the changes that were made to the site layout
23 also enhance, I think, the way the property is
24 going to function.

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1 MR. VARGULICH: All right. Anything
2 else? Anybody? Comments, questions, anything
3 you would like to discuss? Then, with that --

4 MS. PAYLEITNER: Can I just --

5 MR. VARGULICH: Sure.

6 MS. PAYLEITNER: I do appreciate the
7 additional information, but none of them really
8 addressed my concern about the quality of a home
9 versus a business. And that's part of it, and
10 this -- I don't know. I just don't feel like
11 (indiscernible). I mean, you know, and I think
12 it's a beautiful building. I think it's a
13 wonderful idea and the need. I just can't put it
14 in application. That's all. And I hope for
15 public convenience, sufficient infrastructure,
16 and effect on the general welfare. I just did
17 not get any of those three addressed
18 (indiscernible). Thank you.

19 MR. VARGULICH: Thank you. Anything
20 else? All right. So if we're finished our
21 discussion, is there a motion on this
22 application?

23 MR. EWOLDT: Yeah. I'll make a motion
24 to recommend approval of a senior care home at

1 5N024 Route 31, Willoughby Properties, LLC, for
2 the special use application subject to all staff
3 comments, any pole lights on the property will be
4 at 12 foot in height max with technology to
5 reduce night and during the evening, as well as
6 defining the proposed landscape buffer area from
7 the rear plane of the building to the 40-foot
8 building setback line on the front of the
9 property to utilize evergreen trees over shade
10 trees as required by code.

11 UNIDENTIFIED SPEAKER: I'll second.

12 MS. JOHNSON: To clarify, the landscape
13 buffer, is that along the north and south?

14 MR. EWOLDT: Yes, north and south.
15 Thank you.

16 MR. VARGULICH: So we have a motion and
17 a second. So before we go to roll call
18 (indiscernible). All right. And so we have a
19 motion to approve a senior care home at 5N024
20 Route 31 for a special use or a large group home
21 with the conditions of meeting and addressing
22 staff comments, number one.

23 Number two, that the pole lights not
24 only meet our photometric requirements, they may

1 not exceed a height of 12 feet, and that they
2 also add the technology to address light levels
3 in the evening and tied to motion sensors from a
4 safety standpoint.

5 And finally, the landscape
6 buffer -- the landscape setback buffer that is
7 agreed to in the site plan will include the
8 landscape buffer plantings per our ordinance with
9 the caveat that the trees in the buffer yard are
10 all evergreen and meet the quantities that are
11 required per the square footage requirements,
12 includes only lower plantings and shrubs that are
13 a part of our ordinance, and that the buffer on
14 the north and south sides starts at the rear of
15 the -- I'm sorry, not rear of the
16 property -- rear of the building and goes to the
17 east to the front setback line which is a 40-foot
18 setback line from the dedicated right-of-way
19 that's also a part of this project.

20 Yes, Bruce?.

21 MR. SYLVESTER: At the risk of making
22 this even more complicated, an idea that I would
23 like to suggest you consider is that the special
24 use be specifically defined for what the state

1 calls a shared housing establishment because
2 group home is the St. Charles term and it has a
3 broader meaning and I think we might want to say
4 this is an approval or a special use just for
5 shared housing establishment.

6 MR. VARGULICH: Okay. Anything else?
7 All right. Fair point. We have kind of multiple
8 definitions that we're working in today. Okay.
9 And a final item that was, if you will, an
10 amendment to Zach's motion is that the
11 application is being approved as a shared home
12 per the state's definition and will be licensed
13 as such. All right. So with all that, roll
14 call. Colleen Weise?

15 MS. WEISE: Yes.

16 MR. VARGULICH: John Fitzgerald?

17 MR. FITZGERALD: No.

18 MR. VARGULICH: Jeff Funke?

19 MR. FUNKE: Yes.

20 MR. VARGULICH: Rita Payleitner?

21 MS. PAYLEITNER: No.

22 MR. VARGULICH: Sean Baker?

23 MR. BAKER: Yes.

24 MR. VARGULICH: Corey Jones?

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1 MR. JONES: Yes.

2 MR. VARGULICH: Zach Ewoldt?

3 MR. EWOLDT: Yes.

4 MR. VARGULICH: Myself, yes. The
5 motion passes. That concludes Item 5b. Moving
6 onto to six, general public comment. Anything
7 else? Staff? Item 7?

8 MS. JOHNSON: No, I'll just note that
9 we will plan to move this item forward to city
10 council committee as a whole for consideration,
11 likely at their next meeting, which is June 1st.

12 MR. VARGULICH: Okay.

13 MS. JOHNSON: But if not June 1st, then
14 it would be a subsequent meeting on June 15th.

15 MR. VARGULICH: Okay. Thank you. Will
16 we have any meetings in June?

17 MS. JOHNSON: To be determined.

18 MR. VARGULICH: Understood. Thank you.
19 All right. Is there a motion for adjournment?

20 UNIDENTIFIED SPEAKER: I'll make a
21 motion.

22 UNIDENTIFIED SPEAKER: Second.

23 MR. VARGULICH: We have a motion and a
24 second. All those in favor?

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1 VOICES: Aye.

2 MR. VARGULICH: (Indiscernible). Thank
3 you.

4 (Off the record at 8:13 p.m.)
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MAY 26, 2026