

Nays: None
Absent: Moad, Hibel, Ewoldt, Gruber
Motion carried: 5-0

b. Discussion and Recommendation

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

Motion was made by Ms. Wiese and seconded by Mr. Funke to recommend approval of a General Amendment, Ch. 17.14 “Business and Mixed Use Districts”, Table 17.14-1 “Permitted and Special Uses” to allow cultural facilities in the BL District.

Roll call vote:
Ayes: Funke, Wiese, Rosenberg, Fitzgerald, Vargulich
Nays: None
Absent: Moad, Hibel, Ewoldt, Gruber
Motion carried: 5-0

7. 1317 E. Main St., Motorcycle Museum (Andrew Koczwar)
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 Mr. Funke to close the public hearing. Seconded by Mr. Rosenberg.

Roll call vote:
Ayes: Wiese, Funke, Rosenberg, Fitzgerald, Vargulich
Nays:
Absent: Moad, Hibel, Ewoldt, Gruber
Motion carried: 5-0

b. Discussion and Recommendation

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

Motion was made by Mr. Funke and seconded by Ms. Wiese to recommend approval of an Application for Special Use for 1317 E. Main St., Motorcycle Museum as a cultural facility, subject to resolution of all staff comments.

Roll call vote:
Ayes: Wiese, Funke, Rosenberg, Fitzgerald, Vargulich
Nays:

**Absent: Moad, Hibel, Ewoldt, Gruber
Motion carried: 5-0**

**8. 3925 Stern Ave. Lot Consolidation (Bryan McCusker)
Application for Final Plat of Subdivision**

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

Motion was made by Mr. Funke and seconded by Ms. Wiese to recommend approval of an Application for Final Plat of Subdivision for 3925 Stern Ave. Lot Consolidation.

Roll call vote:

Ayes: Wiese, Funke, Rosenberg, Fitzgerald, Vargulich

Nays:

Absent: Moad, Hibel, Ewoldt, Gruber

Motion carried: 5-0

9. Public Comment

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

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

11. Weekly Development Report

12. Meeting Announcements

a. Plan Commission

Tuesday, March 5, 2024 at 7:00pm Council Chambers

Tuesday, March 19, 2024 at 7:00pm Council Chambers

Tuesday, April 2, 2024 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, March 11, 2024 at 7:00pm Council Chambers

Monday, April 8, 2024 at 7:00pm Council Chambers

13. Adjournment at 7:32 p.m.



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Transcript of Report of Proceedings

Date: February 21, 2024

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

REPORT OF PROCEEDINGS
St. Charles, Illinois
Wednesday, February 21, 2024
7:00 p.m. CST

Job No.: 473451
Pages: 1 - 36
Transcribed by: Darby Talbott

1 Report of proceedings of THE ST. CHARLES PLAN
2 COMMISSION, held at the location of:

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ST. CHARLES CITY HALL

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2 East Main Street

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St. Charles, Illinois 60174

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(630) 377-4400

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

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A P P E A R A N C E S

PRESENT:

PETER VARGULICH, Chairman

COLLEEN WIESE, Member

DAVID ROSENBERG, Member

JEFFREY FUNKE, Member

JOHN FITZGERALD, Member

ALSO PRESENT:

Rachel Hitzemann, Planner

Andrew Koczwarra, Speaker

Curtis Hurst, Speaker

Harver Lumbkey, Speaker

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Conducted on February 21, 2024

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P R O C E E D I N G S

CHAIRMAN VARGULICH: Good evening,
everybody. The meeting for the St. Charles Plan
Commission is called to order.

Roll call.

Laurel Moad?

(No response.)

CHAIRMAN VARGULICH: Colleen Wiese?

MEMBER WIESE: Here.

CHAIRMAN VARGULICH: Jeffrey Funke?

MEMBER FUNKE: Here.

CHAIRMAN VARGULICH: Karen Hibel?

(No response.)

CHAIRMAN VARGULICH: Zach Ewoldt?

(No response.)

CHAIRMAN VARGULICH: David Rosenberg?

MEMBER ROSENBERG: Here.

CHAIRMAN VARGULICH: Gary Gruber?

(No response.)

CHAIRMAN VARGULICH: John Fitzgerald?

MEMBER FITZGERALD: Here.

CHAIRMAN VARGULICH: Excellent. All
right. If you could please join me for the Pledge

Transcript of Report of Proceedings
Conducted on February 21, 2024

5

1 of Allegiance.

2 (Pledge of Allegiance was recited.)

3 CHAIRMAN VARGULICH: I just want to
4 introduce. We have a new member who has been
5 appointed to our Plan Commission, John Fitzgerald.
6 And he is filling the seat for Studebaker who
7 resigned.

8 So thank you, John, for joining us,
9 and we're looking forward to have you lending some
10 extra spirit to our (inaudible).

11 We have a presentation of meeting
12 minutes. Is there a motion to approve?

13 MEMBER WIESE: So moved.

14 COMMISSION MEMBER: Second.

15 CHAIRMAN VARGULICH: And a second.

16 Okay. All in favor?

17 (Chorus of ayes.)

18 CHAIRMAN VARGULICH: Opposed?

19 (No response.)

20 CHAIRMAN VARGULICH: Motion passes.

21 All right. Item 6 on the agenda is an
22 application for a general amendment filed by
23 Andrew Koczwarcki -- I'm sorry, Koczwarra requesting
24 an amendment to Chapter 17.14 regarding cultural

1 facilities in the BL zoning district.

2 So Item -- it's to be taken in two
3 particular parts, Item 6A and 6B.

4 6A will be our public hearing. And
5 the role of the Plan Commission is to conduct
6 public hearings on zoning applications that are
7 filed with the City.

8 All testimony and evidence, both for
9 and against this application, should be given
10 under oath. Our procedure is that the applicant
11 will make a presentation, then we'll take
12 questions from the commission, followed by
13 questions from the members of the public.

14 When the commission feels like it has
15 gathered enough evidence, then we will make a
16 recommendation to the Planning & Development
17 Committee, and the hearing will be closed.

18 The Plan Commission will then discuss
19 the evidence gathered relative to our findings of
20 fact, in which there are six, and then we'll make
21 our recommendation.

22 Before we begin, anybody wishing to
23 give testimony, ask any questions, provide
24 comments for this application, could you please be

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1 sworn in.

2 If you could all stand. Anybody who
3 has not discussed this (inaudible)?

4 Okay. Perfect.

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

7 ANDREW KOCZWARA: I swear.

8 CHAIRMAN VARGULICH: Perfect.

9 When you are going to speak to us,
10 would you please come up to the lectern, spell
11 your last name and state your address for the
12 record.

13 I will note that all official
14 documents have been posted on the City's website.
15 So they are part of the public record. So any
16 exhibits that were in there are also part of the
17 public record. So we will not necessarily make
18 any specific comments about those.

19 Is there anything from staff at this
20 point?

21 RACHEL HITZEMANN: Yeah, I just want
22 to note that -- so this is a general amendment to
23 include cultural facilities in the BL local
24 business district as a special use, permit special

1 use.

2 The second application on the agenda
3 tonight is 1317 East Main Street. That is in
4 conjunction with this general amendment.

5 So if the general amendment does not
6 pass, then obviously Item 7 would not need to be
7 discussed as that would not -- no longer be
8 relevant.

9 CHAIRMAN VARGULICH: Thank you. Yes,
10 that would be my understanding. And thanks for
11 the clarification, Rachel.

12 If the applicant is ready, if you
13 would like to come up, please.

14 ANDREW KOCZWARA: So good evening. My
15 name is Andrew Koczvara. I reside -- can you hear
16 me?

17 Yes, good evening. My name is Andrew
18 Koczvara. I live in St. Charles at 3006 King
19 Richard Circle, St. Charles, Illinois.

20 I'm here to present my idea of opening
21 a motorcycle and art gallery at the locations
22 proposed. And I'm working with the seller who's
23 actually doing the contract. And I'm trying to
24 get approval from the City for those operations,

1 what I want to do.

2 I own a collection of motorcycles,
3 about 150, roughly over 150 motorcycles. And it's
4 in my private garage. Many of my friends, people
5 who live in St. Charles have been asking me why I
6 keep this to myself; that I'm supposed to share
7 this with others.

8 Motorcycles have been my passion for
9 my entire life in my family, and I think that it
10 will be a great addition to the community in
11 St. Charles, having a place of interest like that,
12 attracting people to come and visit the place,
13 families.

14 Maybe we will have some program for
15 schools, for kids, in which they can come over and
16 see the motorcycles, how they develop in the
17 centuries and how they change.

18 We also want to combine this with an
19 art gallery because I believe it will be an even
20 more attractive place to visit, to have a display
21 of sculptures. And not necessarily motorcycle
22 art. I would like to welcome all different
23 artists so they can present their work for people.

24 So I would like to show maybe a few

1 pictures from my existing collection to you guys.

2 So the proposed name I have, so we
3 would like to -- I would like to name this place
4 St. Charles Motorcycle Museum and Art Gallery.

5 And this is the proposed name. I
6 think that having the name St. Charles in the name
7 is -- it will be a great thing to bring attention
8 for the tourists, we hope, and add publicity and
9 attention.

10 So this is a picture of my garage
11 where I store my motorcycles. And the idea of
12 developing or remodeling the place will be very
13 similar.

14 I would like to have a place which is
15 going to be very bright and people can have a very
16 positive impact of the motorcycle, which
17 motorcycles from 1920s, 1950s, artists of arts
18 themselves. So not only the gallery, but the
19 motorcycle will be a part of the -- of this
20 complete display.

21 So this is my other site of a place I
22 own, and I have my motorcycle on display. Like I
23 said, I don't open -- I'm not open to public, so
24 not too many people get to enjoy it.

1 So the general idea will be to combine
2 motorcycles with maybe a wood or light interior
3 which they can be displayed around or in lines so
4 people can easily see them.

5 This is a building back there. So
6 this is what I want to have inside, the art of the
7 motorcycles in the gallery.

8 And this is like a general idea how I
9 would like to have displays inside so many people,
10 like, see the motorcycles and the motorcycles
11 activity with some maybe loud motorcycles
12 (inaudible) or things like that.

13 This is completely different. This is
14 people who collect motorcycles for years. There
15 are many enthusiasts of vintage motorcycles even
16 in our town and around the country. And I think
17 that will bring many people to the city who would
18 like to see a display of them.

19 CHAIRMAN VARGULICH: Okay. Thank you.

20 Do we have any questions?

21 DAVID ROSENBERG: So would the
22 museum -- would it fit in the existing building,
23 or would you have to build --

24 ANDREW KOCZWARA: That's correct. So

1 the changes will be -- we already worked with the
2 architect. The changes, it's going to be only the
3 interior. So obviously I'm going to rip down the
4 exterior to make it beautiful and able to fit for
5 the -- for the use.

6 And we're going to tear down the
7 existing walls inside the -- inside the building.

8 The building was built years ago and
9 actually was combined from two buildings. So
10 the -- I'm going to say the reception side was the
11 addition probably 30 years ago to the building.

12 So there is only one or two walls
13 which cannot be removed, and everything else can
14 be removed so we can have a nice, open space.

15 It's over -- close to 4,000 square
16 feet. So it's enough to display motorcycles.

17 CHAIRMAN VARGULICH: Is there a lower
18 level, a basement?

19 ANDREW KOCZWARA: Yes. Only on the
20 side of the rear exit.

21 CHAIRMAN VARGULICH: Okay. So will
22 that space be used at all --

23 ANDREW KOCZWARA: The basement?

24 CHAIRMAN VARGULICH: -- for private or

1 anything like that?

2 ANDREW KOCZWARA: Probably, maybe in
3 the future, but not right now.

4 CHAIRMAN VARGULICH: Okay.

5 JEFFREY FUNKE: Are you going to be
6 serving any food or drinks?

7 ANDREW KOCZWARA: Maybe in the future
8 we will have, like, an event when we want to have.

9 What I would really like to have also,
10 to have like an adventure club, which we can -- I
11 climb mountains also. So I know many mountain
12 climbers from around the world.

13 And I think that would be very
14 beneficial and nice to have, like, a once-a-month
15 meeting with somebody who is either a motocross
16 racer or a mountain climber or an artist who can
17 talk about his passion.

18 So in that event we will probably have
19 some snacks if it's going to be an event like
20 that.

21 MEMBER WIESE: What do you anticipate
22 your hours to be?

23 ANDREW KOCZWARA: I would like to be
24 probably open, like, Thursday to Sunday and by

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1 appointment from Monday to Thursday and
2 Saturday/Sunday probably from 11:00 to 7:00,
3 something like that.

4 MEMBER WIESE: Okay.

5 DAVID ROSENBERG: Would the space be
6 available for private events? Would it be
7 designed in this fashion?

8 ANDREW KOCZWARA: I don't think so,
9 no.

10 DAVID ROSENBERG: Okay.

11 ANDREW KOCZWARA: I want to be in
12 control of what we have there. There is some
13 motorcycles which are pretty valuable, and having
14 a private event, people always feel like they can
15 do things around, and I don't think it's a good
16 fit for what I want to do.

17 CHAIRMAN VARGULICH: How many of your
18 motorcycles do you plan on having in this space?

19 ANDREW KOCZWARA: About --

20 CHAIRMAN VARGULICH: You said you have
21 about 150.

22 ANDREW KOCZWARA: Probably around 100.

23 CHAIRMAN VARGULICH: About 100?

24 ANDREW KOCZWARA: Yeah. I would like

1 to have like a motorcycle -- motorcycle of the
2 month. So let's say I'm not going to be able to
3 invite somebody from, like I said, mountaineering.
4 So then I can host like a Friday or Saturday, and
5 if there is an interest, I can talk about this
6 motorcycle which is the motorcycle of the month.
7 It can be Harley, Indian, BMW, or some vintage,
8 rare motorcycle which can spark interest.

9 CHAIRMAN VARGULICH: Okay.

10 A question for Rachel.

11 RACHEL HITZEMANN: Mm-hmm.

12 CHAIRMAN VARGULICH: As far as it
13 being -- for the motorcycles and for art for
14 display, and if you wanted to have an event that
15 would serve food and things like that, is there a
16 special -- is it a normal permitting process for
17 that since he's not specifically doing that?

18 RACHEL HITZEMANN: Yeah, I'm assuming
19 he would just, like, be catering and bringing
20 stuff in for a -- if he were doing an event, he
21 wouldn't be, like, making food there. Yeah.

22 So that would just -- it would -- I
23 don't think even that would require a permit. I
24 think it would just kind of be him catering in

1 food for that event.

2 CHAIRMAN VARGULICH: And that, the
3 same would be true if he served alcohol or
4 anything like that? Or does that require a
5 permit?

6 RACHEL HITZEMANN: So (inaudible) it
7 will require a liquor license through the mayor's
8 office if you're going to be serving alcohol. I
9 think that they have different classifications of
10 license. So he probably wouldn't have the same
11 one as, like, a bar. But I believe that they
12 have, like, events licenses or something like
13 that.

14 CHAIRMAN VARGULICH: If you were
15 having something, you might serve a little bit of
16 wine or beer, something --

17 ANDREW KOCZWARA: Well, I have a
18 friend of mine who owns a beautiful winery in
19 California. He's also a motorcycle collector.
20 And maybe -- like I said, right now I'm really
21 focused on having this approved.

22 And maybe in the future we'll be able
23 to see if we can have maybe a wine license to have
24 that option if people can come over. Because I

1 think he's really interested in the wine world, to
2 see, to talk to people, how they make wine, how
3 they distribute it.

4 So it's many, like, I think, positive
5 factors which we can bring to the town with that
6 kind of interest and that -- that location.

7 MEMBER FITZGERALD: Andrew, there will
8 be an admission fee I'm going to assume?

9 ANDREW KOCZWARA: Yes. I'm thinking,
10 like, having a regular admission. Obvious -- it's
11 obviously a duty to maintain the collection.
12 Right now I'm cleaning my motorcycles alone. So
13 it takes me, like, three days of the week to keep
14 them nice.

15 But to have a clean, nice display, I
16 have to have a staff of people working there.

17 And I think I'll differentiate the
18 price, ticket price, if I'm going to have the
19 special event and it's going to be, like, somebody
20 famous here, let's say Keanu Reeves or Jay Leno,
21 then we can charge more for the tickets.

22 CHAIRMAN VARGULICH: Anybody else have
23 anything on that?

24 Thank you very much.

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1 ANDREW KOCZWARA: Thank you very much.

2 CHAIRMAN VARGULICH: Did anybody raise
3 their hand from the public but I didn't hear you?
4 You want to --

5 CURTIS HURST: Yeah.

6 CHAIRMAN VARGULICH: All right.
7 Please come up. Please state your name and
8 address.

9 CURTIS HURST: Hi. I'm Curtis Hurst.
10 I live in St. Charles, downtown St. Charles, by
11 East Elm [phonetic] Street.

12 Andy's been a reasonably -- he is an
13 amazing person. Not only is his motorcycle
14 collection top notch, but Andy himself is such a
15 stellar person in the community. He's involved in
16 many things.

17 I've known Andy for quite a while.
18 And he does things -- he's done a bike ride with
19 us from, you know, across the country up to Los
20 Angeles.

21 Those are the kinds of things that he
22 does. He's an amazing member of the community.

23 But he also does things that reach the
24 world. He's -- he built a bridge in Kathmandu

1 that changed the lives of many children that took
2 a 20-mile walk down to a 2-mile walk.

3 This is a guy that is passionate about
4 what he does. And there is no question that, from
5 a cultural perspective, it would be a big miss to
6 have him not be here with this because he is known
7 throughout the country, not only for his
8 motorcycles, but for his philanthropy as well.

9 He's a tremendous individual. To have
10 him in our backyard would be just an amazing asset
11 for us.

12 So that's what I would have to say
13 about him.

14 ANDREW KOCZWARA: Thank you, friend.

15 CHAIRMAN VARGULICH: If the Plan
16 Commission feels they have enough information to
17 make a recommendation to the Planning &
18 Development Committee, a motion to close the
19 public hearing? I'll make the motion to close the
20 public hearing.

21 MEMBER WIESE: Second.

22 CHAIRMAN VARGULICH: A second. All
23 right. Any discussion on the motion?

24 (No response.)

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1 CHAIRMAN VARGULICH: All right. So
2 roll call is Colleen Wiese?

3 MEMBER WIESE: Yes.

4 CHAIRMAN VARGULICH: Jeff Funke?

5 MEMBER FUNKE: Yes.

6 CHAIRMAN VARGULICH: Dave Rosenberg?

7 MEMBER ROSENBERG: Yes.

8 CHAIRMAN VARGULICH: John Fitzgerald?

9 MEMBER FITZGERALD: Yes.

10 CHAIRMAN VARGULICH: Myself? Yes.

11 So at this point, with the public
12 hearing closed, and we will not be taking any
13 additional comments, we will move on to Item 6B,
14 Discussion and Recommendation.

15 So this is an opportunity for the Plan
16 Commission to discuss the information, the
17 (inaudible), findings of fact, and to discuss any
18 further thoughts.

19 Is there anything from staff before we
20 move on?

21 RACHEL HITZEMANN: I just wanted to
22 remind you that this, the first business
23 particular item that you're voting on is for
24 allowing the cultural facilities in the BL

1 District.

2 So while this is the application in
3 front of you today, this would allow other
4 cultural facilities to move into this district
5 with a special use that would have to come back
6 before you.

7 So this vote is specifically for
8 allowing that.

9 And then the next vote, which I think
10 we've already kind of done the public hearing for,
11 would be for this specific property.

12 CHAIRMAN VARGULICH: Correct.

13 So the floor is open. Any discussion
14 at this point?

15 MEMBER FUNKE: Yeah, I'd just like to
16 say I actually live right around the corner on
17 10th and Indiana. I drive by this building every
18 day, and, you know, noticing that it's vacant,
19 it's been vacant for a while, and I think this
20 would be a great asset to the community.

21 I appreciate your passion, and I'm
22 hopeful you do something nice to the exterior, and
23 it would be a welcome addition to the
24 neighborhood. Thank you.

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1 MEMBER FITZGERALD: I agree with the
2 remarks. I've lived in St. Charles for 36 years,
3 and I think this would be a great addition to the
4 city.

5 CHAIRMAN VARGULICH: Any other
6 thoughts?

7 All right. So if we're okay with
8 where we are on this, then I think that we have
9 provided many thoughts with respect to a
10 recommendation.

11 MEMBER WIESE: I just made a motion to
12 approve.

13 CHAIRMAN VARGULICH: (Inaudible.)

14 MEMBER WIESE: I would recommend that
15 we make a motion to approve the general amendment,
16 Chapter 17.14, Business and Mixed Use Districts,
17 Table 17.14-1, Permitted and Special Uses,
18 regarding cultural facilities in the BL District.

19 CHAIRMAN VARGULICH: Thank you. Do we
20 have a second? Do we have a second?

21 (No response.)

22 CHAIRMAN VARGULICH: Roll call?

23 Before we do that, I have to say -- we
24 have to restate the motion. The motion is for the

1 amendment to the Chapter 17.14 to allow cultural
2 facilities in the BL District. All right.

3 And we have a motion. Second? Roll
4 call?

5 Colleen Wiese?

6 MEMBER WEISE: Yes.

7 CHAIRMAN VARGULICH: Jeff Funke?

8 MEMBER FUNKE: Yes.

9 CHAIRMAN VARGULICH: Dave Rosenberg?

10 MEMBER ROSENBERG: Yes.

11 CHAIRMAN VARGULICH: John Fitzgerald?

12 MEMBER FITZGERALD: Yes.

13 CHAIRMAN VARGULICH: Myself? Yes.

14 That concludes Item 6.

15 So Item 7 is for 1317 East Main Street
16 Motorcycle Museum. This is with Andrew -- I'm
17 sorry, Andrew, I'm not going to get it right. You
18 can tell by this, I struggle a lot. So I
19 apologize -- Koczvara requesting a special use for
20 a cultural facility at 1317 East Main Street.

21 So Item 7A is a public hearing for
22 this. I'd be willing to suggest that we've kind
23 of already had that, and so --

24 RACHEL HITZEMANN: I would suggest

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1 opening the public hearing --

2 CHAIRMAN VARGULICH: Okay.

3 RACHEL HITZEMANN: -- making it known
4 that this was discussed in the previous public
5 hearing. I'd recommend closing the public hearing
6 and moving on to the vote.

7 CHAIRMAN VARGULICH: So, as such, we
8 already had -- we had a discussion regarding this
9 particular site based on the presentation that was
10 earlier.

11 So if there's -- if anybody has
12 anything else they would like to ask or talk
13 about, we can do that; otherwise, we can close the
14 public hearing.

15 So I'd ask for a motion to be
16 (inaudible).

17 MEMBER FUNKE: I'll make a motion to
18 close the public hearing.

19 COMMISSION MEMBER: And second.

20 CHAIRMAN VARGULICH: And a second.

21 All right.

22 Roll call. Colleen Weise?

23 MEMBER WEISE: Yes.

24 CHAIRMAN VARGULICH: Jeff Funke?

1 MEMBER FUNKE: Yes.

2 CHAIRMAN VARGULICH: Dave Rosenberg?

3 MEMBER ROSENBERG: Yes.

4 CHAIRMAN VARGULICH: John Fitzgerald?

5 MEMBER FITZGERALD: Yes.

6 CHAIRMAN VARGULICH: Myself? Yes.

7 We can close the public hearing and
8 move on to Item 7B, which is discussion and a
9 recommendation, opportunity for the Plan
10 Commission, again, to discuss this project related
11 to the findings of fact.

12 And if we feel that all of those have
13 been met, then we can open the floors for
14 discussion, or we can go to a motion, depending on
15 what's to happen.

16 Do you have anything to add, Rachel?

17 RACHEL HITZEMANN: I do not. I think
18 we've covered everything.

19 CHAIRMAN VARGULICH: Okay. All right.
20 So is there anything from any of the commission
21 members that they would like to discuss further on
22 this particular one since we've opened this one?
23 No?

24 Okay. There's a motion?

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Conducted on February 21, 2024

1 MEMBER FUNKE: Make a motion for
2 approval for the application for special use for
3 1317 East Main Street Motorcycle Museum.

4 MEMBER WIESE: I second.

5 COMMISSION MEMBER: Second.

6 CHAIRMAN VARGULICH: Motion and a
7 second. All right.

8 Again, we're going to -- the motion is
9 to approve the special use for 1317 East Main
10 Street Motorcycle Museum as a cultural facility.

11 Roll call. Colleen Weise?

12 MEMBER WIESE: Yes.

13 CHAIRMAN VARGULICH: Jeff Funke?

14 MEMBER FUNKE: Yes.

15 CHAIRMAN VARGULICH: Dave Rosenberg?

16 MEMBER ROSENBERG: Yes.

17 CHAIRMAN VARGULICH: John Fitzgerald?

18 MEMBER FITZGERALD: Yes.

19 CHAIRMAN VARGULICH: Myself? Yes.

20 That concludes Item 7. Thank you.

21 Item 8 is 3925 Stern Avenue, is a lot
22 consolidation. This is an application for a minor
23 plat -- for a final plat and minor subdivision
24 filed by Brian Custer.

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1 There's no public hearing. Staff has
2 provided a complete report.

3 Is there any questions from the Plan
4 Commission?

5 Is there a motion?

6 MEMBER FUNKE: I'll make a motion for
7 the approval of the application for a final plat
8 of subdivision for 3925 Stern Avenue, a lot
9 consolidation.

10 MEMBER WIESE: I second.

11 CHAIRMAN VARGULICH: Got a motion and
12 a second. Any discussion on the motion?

13 COMMISSION MEMBER: Second.

14 CHAIRMAN VARGULICH: Roll call.
15 Colleen Weise?

16 MEMBER WIESE: Yes.

17 CHAIRMAN VARGULICH: Jeff Funke?

18 MEMBER FUNKE: Yes.

19 CHAIRMAN VARGULICH: Dave Rosenberg?

20 MEMBER ROSENBERG: Yes.

21 CHAIRMAN VARGULICH: John Fitzgerald?

22 MEMBER FITZGERALD: Yes.

23 CHAIRMAN VARGULICH: Myself? Yes.

24 That concludes Item 8.

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1 Any other public comment?

2 HARVER LUMBKEY: Thank you.

3 CHAIRMAN VARGULICH: Number 9? Yes.

4 Number 9? We're on Number 9.

5 HARVER LUMBKEY: Oh, okay.

6 CHAIRMAN VARGULICH: If you don't
7 mind, that concludes the (inaudible).

8 HARVER LUMBKEY: My name is Harver
9 Lumbkey.

10 CHAIRMAN VARGULICH: Yes.

11 HARVER LUMBKEY: 3214 Blackhawk Trail
12 here in the city of St. Charles. (Inaudible)
13 question (inaudible) asked earlier, the technical
14 description of cultural facilities in the BL
15 District, what's BL District stand for? Business?

16 CHAIRMAN VARGULICH: We can ask
17 Rachel.

18 Rachel?

19 RACHEL HITZEMANN: Yes.

20 CHAIRMAN VARGULICH: You're on the
21 spot.

22 HARVER LUMBKEY: What does BL District
23 stand for?

24 RACHEL HITZEMANN: What does BL?

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1 HARVER LUMBKEY: Yes.

2 RACHEL HITZEMANN: Local Business
3 District.

4 HARVER LUMBKEY: Business District?

5 RACHEL HITZEMANN: Local.

6 HARVER LUMBKEY: Local.

7 RACHEL HITZEMANN: Yes. Local
8 Business District.

9 HARVER LUMBKEY: Okay, Local Business
10 District. Okay.

11 The other one is, I had a neighbor ask
12 me about Charlestowne Mall; that the last I heard
13 about Charlestowne Mall, it was Urban Street
14 Group. And near as we could tell, not officially,
15 but from other folks in our city government, that
16 a lot of what Urban Street Group had proposed was
17 consistent with the prior proposal by a group from
18 Detroit.

19 Is there any -- I understand that
20 perhaps by -- on the border and by the jewel
21 store, there might have been something that is an
22 expansion of the strip mall that includes the
23 jewel store.

24 That may have been recent because I

1 see a sign out there that says they're looking
2 for, you know, potential business, looking to rent
3 sections of that.

4 But I'm not sure I've seen anything.
5 I do check the minutes periodically. So I've seen
6 nothing in the northeast corner of Route 64 and
7 Kirk Road.

8 Is anybody familiar with?

9 CHAIRMAN VARGULICH: Yes. Yes. There
10 was a -- a concept plan submitted and discussed.
11 The Plan Commission (inaudible) also probably four
12 or five months ago.

13 HARVER LUMBKEY: Yes. It's been last
14 year.

15 CHAIRMAN VARGULICH: Ballpark time.
16 And as I understand it, the applicant is -- has
17 submitted a preliminary design. And staff is in
18 the process of reviewing it.

19 HARVER LUMBKEY: And which area would
20 that be? Is that the mall or --

21 CHAIRMAN VARGULICH: No.

22 HARVER LUMBKEY: -- adjacent to the
23 mall, it's more the west?

24 CHAIRMAN VARGULICH: No. It's the

1 property that's part of the jewel property, if you
2 will.

3 HARVER LUMBKEY: That makes perfect
4 sense.

5 CHAIRMAN VARGULICH: The vacant piece
6 that's left --

7 HARVER LUMBKEY: Yep.

8 CHAIRMAN VARGULICH: -- that comes all
9 the way to Main Street.

10 HARVER LUMBKEY: Yes. But that's --

11 CHAIRMAN VARGULICH: Piece of land.

12 HARVER LUMBKEY: -- kind of what I
13 thought --

14 CHAIRMAN VARGULICH: It has nothing to
15 do with Charlestowne Mall.

16 HARVER LUMBKEY: I'm discussing with a
17 neighbor, and I wanted to refer to and say I've
18 seen the signs that -- that are located for
19 occupancy or -- what was it? Interested in a part
20 of that new -- I'm going to say it's northeast
21 corner, but not the mall --

22 CHAIRMAN VARGULICH: It is not part of
23 the mall.

24 HARVER LUMBKEY: I don't think

1 (inaudible) currently that's active? Because
2 normally we put a sign out that says this project
3 is going to be presented at the Plan Commission.

4 I've seen nothing to that effect.

5 CHAIRMAN VARGULICH: I don't think
6 that it's ready. I think the staff has to review.

7 Rachel?

8 RACHEL HITZEMANN: Yeah, so they have
9 submitted a BD preliminary plan. And I don't know
10 if they submitted special use application. They
11 might have to amend the current PD.

12 It's still under staff review. We've
13 sent out initial comments. But it's going to have
14 to go through at least one more revision, maybe
15 possible -- possibly more than one.

16 And the reason there is not a sign up
17 yet is because it has not been scheduled for a
18 public hearing because it -- staff has not felt
19 that it is -- it is ready to come before the Plan
20 Commission and the public.

21 But once that staff feels comfortable
22 with how the client looks from a staff
23 perspective, then we will schedule that public
24 hearing, papers will be noticed, a sign will go

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1 up, it will come before the Plan Commission.

2 HARVER LUMBKEY: That's consistent,
3 what I've heard from other city officials. I
4 think that answers my questions. Thank you so
5 much.

6 CHAIRMAN VARGULICH: Sure. Anytime.
7 Thanks, Harver.

8 Any additional business for the Plan
9 Commission members or staff? (Inaudible) report?
10 We will have it in on the 5th? Is that correct?

11 RACHEL HITZEMANN: Yes, we will have
12 (inaudible) 5th, have at least one application for
13 a special use for a church.

14 CHAIRMAN VARGULICH: Okay. Perfect.
15 All right. So is there a motion to
16 adjourn?

17 MEMBER FUNKE: I'll make a motion.

18 MEMBER ROSENBERG: Second.

19 CHAIRMAN VARGULICH: And second. All
20 in favor?

21 (Chorus of ayes.)

22 CHAIRMAN VARGULICH: Aye.

23 Meeting of the St. Charles Plan

24 Commission is adjourned at 7:32. Thank you, all.

1 Have a great evening.

2 (Off the record at 7:32 p.m.)

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1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

2 I, Lawrence Wallace, the officer before whom the
3 foregoing proceedings were taken, do hereby certify
4 that any witness(es) in the foregoing proceedings were
5 fully sworn; that the proceedings were recorded by me
6 and thereafter reduced to typewriting by a qualified
7 transcriptionist; that said digital audio recording of
8 said proceedings are a true and accurate record to the
9 best of my knowledge, skills, and ability; and that I
10 am neither counsel for, related to, nor employed by any
11 of the parties to this case and have no interest,
12 financial or otherwise, in its outcome.

13

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15 

16 _____

17 LAWRENCE WALLACE,

18 NOTARY PUBLIC FOR THE STATE OF ILLINOIS

19 2/22/2024

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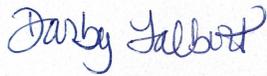
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CERTIFICATE OF TRANSCRIBER

I, Darby Talbott, 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.



DARBY TALBOTT
FEBRUARY 28, 2024