

**MINUTES  
CITY OF ST. CHARLES  
PLAN COMMISSION  
TUESDAY, FEBRUARY 8, 2022**

Members Present: Chair Peter Vargulich  
Laura Macklin-Purdy  
Jeffrey Funke  
Suzanne Melton  
Karen Hibel

Members Absent: Colleen Wiese  
Zachary Ewoldt  
Jennifer Becker  
Laurel Moad

Also Present: Ellen Johnson, Planner  
Rachel Hitzemann, Planner  
Monica Hawk, Development Engineer  
Court Reporter

**1. Call to order**

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

**2. Roll Call**

Chairman Vargulich called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the January 4, 2022 meeting of the Plan Commission**

**Motion was made by Mr. Funke, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the January 4, 2022 Plan Commission meeting.**

**5. Springs at St. Charles (Continental 629 Fund LLC) \*Public hearing cancelled; to be rescheduled\***

Application for Zoning Map Amendment

Application for Special Use for Planned Unit Development

Application for PUD Preliminary Plan

a. Public Hearing

b. Discussion and Recommendation

Chairman Vargulich announced the public hearing for this item has been canceled and will be rescheduled.

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

**6. Marion Avenue Subdivision (Zach Derrico)**  
Application for Minor Subdivision – Final Plat

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

**Motion was made by Mr. Funke and seconded by Ms. Macklin-Purdy to recommend approval of the Application for Minor Subdivision – Final Plat for Marion Avenue Subdivision.**

**Roll call vote:**

**Ayes: Macklin-Purdy, Funke, Melton, Hibel, Vargulich**

**Nays:**

**Absent: Wiese, Ewoldt, Becker, Moad**

**Motion carried 5-0**

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

**8. Weekly Development Report**

**9. Meeting Announcements**

a. Plan Commission

Wednesday, February 23, 2022 at 7:00pm Council Chambers

Tuesday, March 8, 2022 at 7:00pm Council Chambers

Tuesday, March 22, 2022 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, February 14, 2022 at 7:00pm Council Chambers

Monday, March 14, 2022 at 7:00pm Council Chambers

**9. Public Comment - None**

**10. Adjournment at 7:09 p.m.**



**Planet Depos**<sup>®</sup>  
We Make It *Happen*<sup>™</sup>

---

# Transcript of Marion Avenue Subdivision

**Date:** February 8, 2022

**Case:** St. Charles Plan Commission

**Planet Depos**

**Phone:** 888.433.3767

**Email:** [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

[www.planetdepos.com](http://www.planetdepos.com)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

- - - - - x

In Re: :  
Marion Avenue :  
Subdivision :  
Application for Minor :  
Subdivision - Final :  
Plat. :

- - - - - x

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
Tuesday, February 8, 2022  
7:00 p.m.

Job No.: 336751  
Pages: 1 - 13  
Reported By: Courtney Petros, RPR, CSR

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

1 Report of proceedings held at the location of:

2

3

4 ST. CHARLES CITY HALL

5 2 East Main Street

6 St. Charles, Illinois 60174

7 630.733.4400

8

9

10

11

12 Before Courtney Petros, a Certified Shorthand  
13 Reporter, Registered Professional Reporter, and a  
14 Notary Public in and for the State of Illinois.

15

16

17

18

19

20

21

22

23

24

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

1 PRESENT:

2 PETER VARGULICH, Chairman

3 LAURA MACKLIN-PURDY, Vice Chair

4 JEFFREY FUNKE, Member

5 SUZANNE MELTON, Member

6 KAREN HIBEL, Member

7

8 ALSO PRESENT:

9 ELLEN JOHNSON, Planner

10 MONICA HAWK, Development Engineer

11 RACHEL HITZEMANN, Planner

12

13

14

15

16

17

18

19

20

21

22

23

24

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

4

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

P R O C E E D I N G S

CHAIRMAN VARGULICH: The St. Charles Plan  
Commission is called to order. Roll call.

Laura Purdy.

VICE CHAIR MACKLIN-PURDY: Here.

CHAIRMAN VARGULICH: Colleen Wiese.

(No response.)

CHAIRMAN VARGULICH: Jeff Funke.

MEMBER FUNKE: Here.

CHAIRMAN VARGULICH: Suzanne Melton.

MEMBER MELTON: Here.

CHAIRMAN VARGULICH: Zachary Ewoldt.

(No response.)

CHAIRMAN VARGULICH: Jennifer Becker.

(No response.)

CHAIRMAN VARGULICH: Laurel Moad.

(No response.)

CHAIRMAN VARGULICH: Karen Hibel.

MEMBER HIBEL: Here.

CHAIRMAN VARGULICH: All right. Pledge of  
Allegiance, please.

(The Pledge of Allegiance was recited.)

CHAIRMAN VARGULICH: All right.

Presentation of the minutes from January 4th, '22.

Transcript of Marion Avenue Subdivision

Conducted on February 8, 2022

5

1 Is there a motion to approve?

2 MEMBER FUNKE: I'll make a motion.

3 CHAIRMAN VARGULICH: Thank you. Second?

4 MEMBER MELTON: I'll second.

5 CHAIRMAN VARGULICH: All in favor?

6 (Ayes heard.)

7 CHAIRMAN VARGULICH: Opposed?

8 (No response.)

9 CHAIRMAN VARGULICH: Motion passes.

10 All right. So the Springs of St. Charles  
11 Continental 629 Fund, LLC, the public hearing has  
12 been canceled. You all should have received or  
13 downloaded the notice from the applicant that they  
14 would like to have some additional time to work on  
15 the existing wetlands and stormwater management.  
16 So once that happens and our staff reviews it and  
17 provides comments, I guess we'll reschedule it to  
18 some later day.

19 What is the issue with their stormwater  
20 and wetlands? Just at a high level, what's the  
21 issue?

22 MS. HAWK: So they are looking to redesign  
23 what they previously have done. I actually have a  
24 meeting with them tomorrow to talk a little bit



Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

6

1 more so they can walk us through -- staff  
2 through -- what it is that they're looking to do.

3 CHAIRMAN VARGULICH: Okay.

4 MS. HAWK: So I just know it has something  
5 to do with the impasse for the wetlands.

6 CHAIRMAN VARGULICH: Okay. All right.

7 MS. HAWK: They're kind of redesigning the  
8 stormwater management area, I believe, in order to  
9 try to avoid some more of the wetlands.

10 CHAIRMAN VARGULICH: Okay. All right.

11 I'm assuming they're going to not only work with  
12 you but work with the park district since they  
13 were proposing to dedicate a parcel? Is that  
14 something that staff works with them on?

15 MS. JOHNSON: Yeah. That's correct. We  
16 have been in communication with the park district  
17 and so has the developer, so they understand that  
18 that's -- they'll need to keep the park district  
19 apprised of the changes as well.

20 CHAIRMAN VARGULICH: All right. Thank  
21 you.

22 MR. DENICOLA: Can I say one thing? Is  
23 that going to connect to West Chicago drainage  
24 system that they have there?

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

7

1 CHAIRMAN VARGULICH: Don't know.

2 MR. DENICOLA: Because I live in West  
3 Chicago, and, you know, I'm just --

4 CHAIRMAN VARGULICH: Sir, I don't know.  
5 Ultimately, I think the outfall is into the --  
6 into West Chicago and the subdivision to the  
7 north; is that correct, Monica?

8 MS. HAWK: That's correct.

9 CHAIRMAN VARGULICH: Yeah. But exactly  
10 how that happens is yet to be worked out between  
11 staff and the applicant and their engineer. So  
12 there is no solution, if you will, at this point.

13 MR. DENICOLA: All right. Thank you.

14 CHAIRMAN VARGULICH: All right. So from  
15 there, Item 6, the Marion Avenue Subdivision.  
16 This is an application for a minor subdivision  
17 final plat submitted by Zach Derrico, who is here.  
18 So this is a nonpublic hearing item. Staff will  
19 summarize this and answer any questions if we have  
20 questions. Rachel?

21 MS. HITZEMANN: Sorry. The microphone  
22 died. Proposed is to consolidate these three  
23 minor lots. None of the lots are considered  
24 buildable on their own, so they're being

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

8

1 consolidated into one lot, and a single family  
2 home is being proposed for this subdivision.

3 CHAIRMAN VARGULICH: Okay.

4 MS. HITZEMANN: That's kind of the --

5 VICE CHAIR MACKLIN-PURDY: So there's a  
6 shed or a big -- what is that?

7 MS. HITZEMANN: So I believe it's an old  
8 detached garage that was a part of the property  
9 over here. This house was redeveloped recently,  
10 so I think it was -- I don't know if it was  
11 subdivided or what happened. So this garage is no  
12 longer touching this house. This house has its  
13 own garage now, as it was redeveloped. So it's  
14 just kind of an existing detached structure that  
15 will be demolished as part of the project.

16 CHAIRMAN VARGULICH: All right.

17 MS. HITZEMANN: And Zach's here to answer  
18 any questions.

19 CHAIRMAN VARGULICH: Any other questions  
20 from anybody? It seems pretty straightforward.

21 VICE CHAIR MACKLIN-PURDY: I just have a  
22 couple of questions. Have you had discussions  
23 with the neighbors on the left, I guess, as I'm  
24 looking at this?

Transcript of Marion Avenue Subdivision

Conducted on February 8, 2022

9

1 MR. DERRICO: On the --

2 CHAIRMAN VARGULICH: If you could please  
3 come up and state your name -- if you could state  
4 your name for the court reporter.

5 VICE CHAIR MACKLIN-PURDY: Go ahead and  
6 state your name so he can hear you.

7 MR. DERRICO: My name is Zach Derrico.

8 VICE CHAIR MACKLIN-PURDY: I guess it  
9 would be on the west side.

10 MR. DERRICO: West side. I mean, I built  
11 the house. I know them.

12 VICE CHAIR MACKLIN-PURDY: Oh, okay. You  
13 did build -- you built that house too?

14 MR. DERRICO: Correct. Yes.

15 VICE CHAIR MACKLIN-PURDY: Okay. I mean,  
16 we were just driving by there, and I just don't  
17 know how -- I was wondering how close it was going  
18 to be and if they were okay with everything and  
19 are all the trees coming down?

20 MR. DERRICO: We're going to save as many  
21 trees as we possibly can, within reason. There  
22 are several trees that are dead, and it's got to  
23 be cleaned up and thinned out. But we'll save  
24 whatever's realistic and reasonable.

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

10

1 VICE CHAIR MACKLIN-PURDY: Okay.

2 CHAIRMAN VARGULICH: Nobody else?

3 (No response.)

4 CHAIRMAN VARGULICH: All right. Fair  
5 enough. Thank you very much.

6 MR. DERRICO: Thank you.

7 CHAIRMAN VARGULICH: Is there a motion to  
8 approve?

9 MEMBER FUNKE: I'll make a motion for  
10 approval.

11 VICE CHAIR MACKLIN-PURDY: I'll second.

12 MEMBER FUNKE: Should we call it out?

13 CHAIRMAN VARGULICH: Yes.

14 MEMBER FUNKE: I make a motion for the  
15 approval of the Marion Avenue subdivision  
16 application for minor subdivision final plat.

17 VICE CHAIR MACKLIN-PURDY: I'll second.

18 CHAIRMAN VARGULICH: Any other additional  
19 discussion on this motion?

20 (No response.)

21 CHAIRMAN VARGULICH: All right. Then,  
22 roll call.

23 Laura Purdy.

24 VICE CHAIR MACKLIN-PURDY: Yes.

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

11

1 CHAIRMAN VARGULICH: Jeff Funke.

2 MEMBER FUNKE: Yes.

3 CHAIRMAN VARGULICH: Jennifer Becker.

4 (No response.)

5 CHAIRMAN VARGULICH: Suzanne Melton.

6 MEMBER MELTON: Yes.

7 CHAIRMAN VARGULICH: All right. Colleen  
8 Wiese.

9 (No response.)

10 CHAIRMAN VARGULICH: Karen Hibel.

11 MEMBER HIBEL: Yes.

12 CHAIRMAN VARGULICH: Yes. Motion passes.  
13 Thank you very much.

14 MR. DERRICO: Thank you.

15 MEMBER FUNKE: You're welcome.

16 CHAIRMAN VARGULICH: Any additional  
17 business anybody wants to talk about? Nothing?  
18 We're all good. All right. We've all seen the  
19 weekly development report. And will we have a  
20 meeting for the 23rd at this point?

21 MS. JOHNSON: Yes, we will. If we don't  
22 have any agenda items, we're planning to schedule  
23 the next training session that day.

24 CHAIRMAN VARGULICH: Okay. Sound good.

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

12

1 Public comment?

2 (No response.)

3 CHAIRMAN VARGULICH: All right. Is there  
4 a motion to adjourn?

5 MEMBER FUNKE: I'll make the motion.

6 MEMBER MELTON: Second.

7 CHAIRMAN VARGULICH: All right. All in  
8 favor?

9 (Ayes heard.)

10 CHAIRMAN VARGULICH: Thank you. This is  
11 -- the meeting for the St. Charles Plan Commission  
12 adjourned at 7:09. Thank you.

13 (Off the record at 7:09 p.m.)

14

15

16

17

18

19

20

21

22

23

24

Transcript of Marion Avenue Subdivision  
Conducted on February 8, 2022

1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2


3 I, Courtney Petros, Registered  
4 Professional Reporter, Certified Shorthand  
5 Reporter and Notary Public, the officer before  
6 whom the foregoing proceedings were taken, do  
7 hereby certify that the foregoing transcript is a  
8 true and correct record of the testimony given;  
9 that said testimony was taken by me and thereafter  
10 reduced to typewriting under my direction; that  
11 reading and signing was not requested; and that I  
12 am neither counsel for, related to, nor employed  
13 by any of the parties to this case and have no  
14 interest, financial or otherwise, in its outcome.

15 IN WITNESS WHEREOF, I have hereunto signed  
16 this 14th day of February, 2022.

17 My commission expires May 6th, 2023.

18

19

  
\_\_\_\_\_

20

COURTNEY PETROS, RPR, CSR

21

NOTARY PUBLIC IN AND FOR THE

22

STATE OF ILLINOIS

23

24