

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

Members Present: Chair Peter Vargulich
Laura Macklin-Purdy
Colleen Wiese
Jeffrey Funke
Zachary Ewoldt
Laurel Moad
Karen Hibel

Members Absent: Suzanne Melton
Jennifer Becker

Also Present: Russell Colby, Director of Community Development
Derek Conley, Director of Economic Development
Ellen Johnson, Planner
Rachel Hitzemann, Planner
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 February 23, 2022 meeting of the Plan Commission

Motion was made by Mr. Funke, seconded by Ms. Moad and unanimously passed by voice vote to approve the minutes of the February 23, 2022 Plan Commission meeting.

The order of agenda items was modified to address items 7 and 8 before items 5 and 6.

**7. BEMA Inc., 3620 Ohio Ave. (Fred Schram, Schramm Construction Corp.)
Land Bank Parking Request**

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

Motion was made by Vice Chair Macklin-Purdy and seconded by Ms. Moad to recommend approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave.

Roll call vote:

Ayes: Funke, Moad, Hibel, Ewoldt, Wiese, Macklin-Purdy, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

- 8. Prairie Centre Fifth Resubdivision (Shodeen Construction Company, LLC)**
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 Vice Chair Macklin-Purdy to recommend approval of an Application for Final Plat of Subdivision for Prairie Centre Fifth Resubdivision, subject to resolution of staff comments.

Roll call vote:

Ayes: Wiese, Macklin-Purdy, Funke, Ewoldt, Moad, Hibel, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

- 5. 15 S. 3rd St. (Julie Purcell, Lazarus House)**
Application for Zoning Map Amendment
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 Vice Chair Macklin-Purdy and seconded by Ms. Moad to close the public hearing.

Roll call vote:

Ayes: Funke, Moad, Ewoldt, Macklin-Purdy, Wiese, Hibel, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

- 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 Vice Chair Macklin-Purdy and seconded by Ms. Moad to recommend approval of an application for a Zoning Map Amendment for 15 S. 3rd St.

Roll call vote:

Ayes: Funke, Macklin-Purdy, Wiese, Ewoldt, Moad, Hibel, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

6. Corporate Reserve Identification Sign (Parvin-Clauss Sign Co.)

Application for Special Use (PUD Amendment)

c. 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 and seconded by Ms. Wiese to close the public hearing.

Roll call vote:

Ayes: Macklin-Purdy, Wiese, Funke, Ewoldt, Moad, Hibel, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

d. 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. Weise and seconded by Vice Chair Macklin-Purdy to recommend approval of an Application for Special Use (PUD Amendment) for Corporate Reserve Identification Sign, subject to: 1) resolution of outstanding staff comments and 2) changing the flower bed dimensions to accommodate the length and width of the sign.

Motion was made by Chair Vargulich to add a condition to require deciduous or evergreen shrubs in 50% of the flower bed and a mix of perennials in the other half of the bed.

Roll call vote (on Motion to Amend):

Ayes: Funke, Moad, Hibel, Ewoldt, Wiese, Macklin-Purdy, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

Roll call vote (on Original Motion, as amended):

Ayes: Funke, Macklin-Purdy, Wiese, Ewoldt, Moad, Hibel, Vargulich

Nays:

Absent: Melton, Becker

Motion carried 7-0

- 9. Additional Business from Plan Commission Members or Staff - None**
- 10. Weekly Development Report**
- 11. Meeting Announcements**
 - a. Plan Commission
 - Wednesday, March 22, 2022 at 7:00pm Council Chambers
 - Tuesday, April 5, 2022 at 7:00pm Council Chambers
 - Tuesday, April 19, 2022 at 7:00pm Council Chambers
 - b. Planning & Development Committee
 - Monday, March 14, 2022 at 7:00pm Council Chambers
 - Monday, April 11, 2022 at 7:00pm Council Chambers
- 12. Public Comment - None**
- 13. Adjournment at 7:47 p.m.**



Planet Depos[®]
We Make It *Happen*[™]

Transcript of Hearing

Date: March 8, 2022

Case: St. Charles Plan Commission

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

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

HEARING

St. Charles, Illinois

Tuesday March 8, 2022

7:00 p.m.

Job: 438542
Pages: 1 - 46
Transcribed by: Molly Bugher

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

Hearing held at:

2 East Main Street

St. Charles, IL 60174

Pursuant to agreement, before Jacob Faden, Notary
Public in and for the State of Illinois.

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

A P P E A R A N C E S

FOR CITY OF ST. CHARLES PLAN COMMISSION

PETER VARGULICH, CHAIR

LAURA MACKLIN-PURDY, VICE CHAIR

COLLEEN WIESE

JEFFREY FUNKE

ZACHARY EWOLDTR

LAUREL MOAD

KAREN HIBEL

ALSO PRESENT:

Russell Colby, Director of Community Development

Derek Conley, Director of Economic Development

Ellen Johnson, Planner

Rachel Hitzemann, Planner

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

C O N T E N T S

PAGE

Pledge of Allegiance	5
Presentation of minutes 02/23/22	5
15 S. 3rd Street	11
(Julie Purcell, Lazarus House)	
Corporate Reserve Identification Sign	29
(Parvin-Clauss Sign Co.)	
BEMA Inc. 3620 Ohio Ave.	6
(Fred Schramm, Schramm Construction Corp.)	
Prairie Centre Fifth Resubdivision	9

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

2 MR. VARGULICH: The Plan Commission is
3 called to order.

4 Roll Call. Laura Purdy.

5 MS. PURDY: Here.

6 MR. VARGULICH: Colleen Wiese .

7 MS. WIESE: Here.

8 MR. VARGULICH: Jeff Funke.

9 MR. FUNKE: Here

10 MR. VARGULICH: Suzanne Melton.

11 Zach Ewoldt.

12 MR. EWOLDT: Here.

13 MR. VARGULICH: Jennifer Becker.

14 Laurel Moad.

15 MS. MOAD: Here

16 MR. VARGULICH: Karen Hibel.

17 MS. HIBEL: Here.

18 MR. VARGULICH: Pledge of Allegiance,
19 please?

20 (The Pledge of Allegiance was given.)

21 MR. VARGULICH: All right. On the
22 presentation of the meeting minutes from our
23 training session, do I have a motion to approve?

24 UNIDENTIFIED SPEAKER: So moved.

1 MR. VARGULICH: Second?

2 (inaudible)

3 MR. VARGULICH: All those in favor?

4 IN UNISON: Aye.

5 MR. VARGULICH: Nay? Awesome.

6 All right. For our agenda tonight I'm
7 going to suggest that we switch items 5 and 6 with
8 items 7 and 8, if that's okay with our planning
9 commission members?

10 Staff, is that okay with you guys if we
11 just move those items around a little bit?

12 Okay. All right. So then, we're going
13 to start with Item 7, Land Bank Parking Request by
14 BEMA Inc., 3620 Ohio, submitted by Fred Schramm.
15 This is not a public hearing. Staff supplied the
16 summary and the Applicant is here to answer any
17 questions.

18 MS. JOHNSON: So the city has received
19 your request to allow Land Bank to acquire parking
20 spaces for BEMA Incorporated located at 3620 Ohio
21 Avenue in a M2 limited manufacturing district.
22 The zoning ordinance allows landing of up to 25
23 percent of the required parking for manufacturing
24 uses in the M2 district. BEMA is planning a

1 building addition with onsite circulation and new
2 parking areas. The total parking requirement for
3 the use is 121 spaces. They're proposing to
4 construct 99 now and when they gain the remaining
5 32 spaces, the site plan is going to provide them.
6 It shows the intended location of the spaces for
7 future construction if needed.

8 This constitutes 24 percent required
9 parking. Based on employee information submitted
10 by the Applicant the highest parking demand for
11 the business is estimated to be 41 spaces. If
12 approved, the Land Bank parking approval is
13 connected only to the existing business, the City
14 may require the business owner to construction
15 additional parking spaces if necessary in the
16 future.

17 And you may recall, in 2020 there was a
18 similar request for BEMA. The current request
19 reflects a modified site plan and a higher parking
20 requirement and the plan being 24 percent of the
21 required spaces now versus 17 percent of two years
22 ago. So to recommend approval, the Commission
23 would need to determine whether the proposal
24 complies with two findings; that the number of

1 spaces may reduce without affecting the ability to
2 adequate accommodate parking for -- parking at
3 this business, and that Land Bank shall not have a
4 shortage of parking for neighboring properties.

5 And the Applicant is here as well, I
6 believe.

7 MR. VARGULICH: Thank you. Thank you
8 very much for either the Applicant or for staff on
9 this? Is there a motion on this application?

10 MS. MACKLIN-PURDY: Based on the
11 information provided in the parking summary and
12 your first point, and then your impact caused by
13 parking reduction, I would recommend approval for
14 BEMA Inc., 3620 Ohio Avenue, Fred Schramm, Schramm
15 Construction, Land Bank Parking Request.

16 MR. VARGULICH: Okay. We have a motion,
17 is there a second?

18 MS. MOAD: Second.

19 MR. VARGULICH: Second by Laurel. All
20 right. So we have a motion and a second. Upon
21 approval of the Land Bank Parking Request for BEMA
22 Inc. at 3620 Ohio Avenue. Is there any discussion
23 on the motion?

24 All right. Then, I think we'll go ahead

1 and move forward with a roll call.

2 Jeff Funke?

3 MR. FUNKE: Yes.

4 MR. VARGULICH: Laurel Mode?

5 MS. MODE: Yes.

6 MR. VARGULICH: Karen Hibel?

7 MS. HIBEL: Yes.

8 MR. VARGULICH: Zach Ewoldt?

9 MR. EWOLDT: Yes.

10 MR. VARGULICH: Colleen Wiese?

11 MS. WIESE: Yes.

12 MR. VARGULICH: Laura Purdy?

13 MS. PURDY: Yes.

14 MR. VARGULICH: Myself. Yes. All
15 right. Thank you.

16 Item 8 is the Prairie Center Fifth
17 Resubdivision application for a final plat
18 submitted by Shodeen Construction. This is not a
19 public hearing and the staff will provide a
20 summary, with the applicant here to answer any
21 questions that we have.

22 MS. JOHNSON: Shodeen, as you know, is
23 constructing Prairie Center, an essential mixed
24 use redevelopment of the former St. Charles Mall

1 property off Route 38. The project is under
2 construction and per the (indiscernible) as the
3 property is developed Shodeen has been
4 resubdividing to create individual parcels for
5 various persons for the project.

6 This is the fifth resubdivision, which
7 proposes division of Lot 11 into three residential
8 building lot plats for the next phase of
9 construction, both in C2, C1 and F1, those are
10 residential buildings. Utility and access
11 easements are in place and the plat complies with
12 all the UD and subdivision ordinance requirements,
13 so staff recommends a full (indiscernible)
14 resolution of (indiscernible).

15 MR. VARGULICH: Okay. Any questions for
16 staff or the applicant, who is here?

17 Okay. All right. Then is there a
18 motion on this application?

19 MR. FUNKE: Yeah, I'll make a motion for
20 approval for Prairie Center fifth resubdivision,
21 application of final plan of the subdivision
22 pending all comments from the staff on the phase.

23 MS. PURDY: I'll second.

24 MR. VARGULICH: Okay. We have a motion

1 and a second for approval of the Prairie Center
2 fifth resubdivision application for final plat
3 submitted by Shodeen Construction. If no further
4 -- there any further discussion before we vote?

5 No? All right. Roll call.

6 Colleen Wiese?

7 MS. WIESE: Yes.

8 MR. VARGULICH: Laura Purdy?

9 MS. PURDY: Yes.

10 MR. VARGULICH: Jeff Funke?

11 MR. FUNKE: Yes.

12 MR. VARGULICH: Zach Ewoldt?

13 MR. EWOLDT: Yes.

14 MR. VARGULICH: Laurel Moad?

15 MS. MOAD: Yes.

16 MR. VARGULICH: Karen Hibel?

17 MS. HIBEL: Yes.

18 MR. VARGULICH: Myself, yes. Thank you.

19 All right. So on with our other agenda items.

20 Going back to item number 5, 15 S. 3rd Street.

21 This is an application for a zoning and map

22 amendment submitted by Julie Purcell for Lazarus

23 House. This is a public hearing item. It is the

24 role of the Plan Commission to conduct public

1 hearings on the zoning applications that are filed
2 with the City. All testimony and evidence both
3 for and against an application shall be given
4 under oath.

5 Regarding our procedures, the Applicant
6 will make a presentation then we'll take questions
7 from the Plan Commission followed by questions
8 from members of the public. After that, we'll
9 take comments from anyone else in the public
10 wishing to provide any testimony.

11 When the Plan Commission feels that it
12 has gathered enough evidence in making a
13 recommendation to the Planning and Development
14 Committee of the City Council we will close the
15 public hearing. The Plan Commission will then
16 discuss the evidence that we have gathered
17 relative to the findings of fact and vote on the
18 recommendation. The application will then go
19 before the Planning and Development Committee of
20 the City Council.

21 Before we begin, anyone who wishes to
22 provide testimony, including asking questions or
23 providing comments for and against this
24 application need to be sworn in. If you could

1 please stand if you're here for this application.

2 All right. Do you swear that the
3 testimony you will provide tonight will be the
4 truth? If so say I do.

5 MS. MCCRACKEN: I do.

6 MS. PURCELL: I do.

7 MR. MCDOWELL: I do.

8 MR. VARGULICH: Thank you. When you are
9 speaking please stand at the lectern and state
10 your name, spell your last name and state your
11 address for the record as we have a court
12 reporter. If you're ready, you could please
13 start.

14 MS. MCCRACKEN: Good evening. My name
15 is Kate McCracken, M-C-C-R-A-C-K-E-N. I'm an
16 attorney with Hoscheit, McGuirk, McCracken &
17 Cuscaden, and hopefully the court reporter won't
18 make me spell that because we'd be here -- I'm
19 going to try to keep this brief because I think
20 the staff report adequately sets out what it is
21 we're trying to do. But I wanted to give you just
22 a little bit of a summary, and then introduce you
23 to the people I like to refer to as our fearless
24 leaders.

1 We have with us tonight, Julie Purcell,
2 who is our executive director and then we have Mr.
3 McDowell our president and perennial construction
4 advisor. So both of us -- all of us are here to
5 provide you with any answers or information that
6 you're looking for.

7 We had a vision for this property. And
8 the vision has evolved over a period of time, but
9 primarily what we're looking to do is to provide a
10 place where we can provide residents with an
11 affordable transitional living space. Currently,
12 the property is zoned so that it will only allow
13 one -- essentially one dwelling unit.

14 What we would like to do -- and I think,
15 historically the record reflects this was, at one
16 time, a two-dwelling unit building. We're simply
17 trying to bring the zoning back into compliance
18 with what I believe it once was. And with that
19 rezoning it does allow us to provide one
20 additional service.

21 And one thing that I do think a lot of
22 our communities are lacking, which is a place
23 where we can provide someone with an affordable
24 place to live for a specific period of time where

1 they are transitioning into something bigger and
2 better, but a stepping stone, nevertheless, from
3 point A to point B.

4 You'll see that our intent is to remodel
5 the interior of the building to create two
6 apartment units and rezoning to the CDD1 allows
7 that two-unit. So what we're trying to do is just
8 really bring this into some conformity and based
9 on that historical use and the construction of the
10 building and given the lot area considerations we
11 would like to bring the building back and return
12 it to the two residential units that it once was.

13 You will see in the findings of fact, as
14 we tried to point out, there are minimal options
15 for affordable housing in our area. And now, this
16 isn't, obviously, a huge, monumental affordable
17 housing building. It's a step in the right
18 direction and it is something that is clearly
19 needed in this area. So we would simply ask that
20 you consider our request and ask whatever
21 questions you have. We're here to answer those
22 questions.

23 MR. VARGULICH: Thank you. As a matter
24 of courtesy, you have the floor.

1 MS. PURDY: Thank you. I mean, from the
2 looks of the building, I mean it has two entries.
3 It looks like it was -- I mean, as you said,
4 originally set up for two spaces. Can you tell me
5 how many square feet are each of these apartments
6 going to be? About.

7 MR. MCDOWELL: Robert McDowell,
8 M-C-D-O-W-E-L-L. I would think it would be
9 probably 1700 square feet in the total building.

10 MS. PURDY: Okay.

11 MR. MCDOWELL: So we divided that in
12 half 850 per level.

13 MS. PURDY: So plenty of people -- I
14 think you're recommending four people per unit?

15 MR. MCDOWELL: We feel that we can
16 either house a family on the first floor
17 comfortably, and potentially put three individuals
18 on the second floor.

19 MS. PURDY: Okay.

20 MR. VARGULICH: Questions, comments?

21 MR. EWOLDT: You talked about this being
22 a transitional building. I'm just curious about
23 what time extent do you see residents being there
24 for (indiscernible) period of time? So I'm just

1 curious, you know on (indiscernible).

2 MS. MCCRACKEN: It's not intended to be
3 an indeterminate long-term shelter housing. It --
4 in my mind and based on our discussions, I think
5 we're really looking at anything from sort of 6 to
6 12 months. I think that's really what it's going
7 to take. If I'm employed, but I'm underemployed
8 it's going to take 6 to 12 months for me to gather
9 the funds necessary to move into another apartment
10 in this area.

11 So -- but we're not saying that after a
12 year, you're out. We're trying to keep it
13 flexible enough -- but we're anticipating the
14 sweet spot's going to be 6 to 12 months.

15 MR. EWOLDT: Yeah, I just wanted to see
16 what kind of a need we were talking about. Thank
17 you.

18 MS. MOAD: I have a question.

19 MR. VARGULICH: Please.

20 MS. MOAD: And will this facility be a
21 rental -- will it be rented to the residents, or
22 would Lazarus House be (indiscernible)?

23 MS. MCCRACKEN; We'll -- what it's
24 intended to be, essentially a rental space, but at

1 a substantially reduced rate. So if -- you know,
2 even the lowest rates in our community are
3 unattainable, depending on how you're employed.
4 So to the extent that this is going to be a
5 substantially reduced rate to get sort of in the
6 practice of payment of rent and --

7 MS. MOAD: So it would makes --

8 MS. MCCRACKEN: Exactly. But it is not
9 going to be at a market rate.

10 MS. MOAD: Thank you.

11 MR. FUNKE: I've got a question. How
12 many parking spaces are there going to be? Is
13 there any parking available for the residents?

14 MS. MCCRACKEN: Yeah, but just on-street
15 parking.

16 MR. FUNKE: On the street parking?

17 MS. MCCRACKEN: Yeah.

18 MR. FUNKE: Do you anticipate the
19 tenants having cars?

20 MS. MCCRACKEN: We do not anticipate,
21 initially, the tenants having cars. In a perfect
22 world, I'd like to be able to say yes, but
23 practically speaking it is unlikely.

24 MR. FUNKE: Thank you.

1 MR. VARGULICH: So Kate?

2 MS. MCCRACKEN: Yes.

3 MR. VARGULICH: I have some questions.

4 MS. MCCRACKEN: Sure.

5 MR. VARGULICH: In the materials

6 provided --

7 MS. MCCRACKEN: Yes?

8 MR. VARGULICH: -- there seemed to be an
9 indication that this might be, if you will, an
10 opportunity, or a first stop, for somebody who is
11 a guest, resident at Lazarus House who has been
12 able to become employed, but just lacks the
13 overall funds because they're not making enough to
14 move to market rate housing in the St. Charles
15 area.

16 If they're -- does Lazarus House see, as
17 an opportunity, or see as a challenge, the ability
18 for the resident to be able to move to market rate
19 housing in the St. Charles area or as part of the
20 opportunity or part of their transition, is it the
21 idea that they will likely have to move somewhere
22 else and potentially be employed somewhere else?

23 Because let's say as an example, maybe
24 there's more affordable options in Elgin, or in --

1 MS. MCCRACKEN: Or west.

2 MR. VARGULICH: -- or in
3 Carpentersville.

4 MS. MCCRACKEN: Right.

5 MR. VARGULICH: Or somewhere else.

6 Okay. And so in doing so this is, you know,
7 really more of a -- if you will, a training for
8 them to have the discipline to manage funds and do
9 all those things?

10 MS. MCCRACKEN: I don't think those two
11 are mutually exclusive. I think it could be both.
12 To be perfectly honest with you, we could have
13 both situations. And again, I can't tell you -- I
14 really think that in each situation the
15 individuals that are ultimately going to be placed
16 there, they're going to have both situations. We
17 are going to have somebody moving into market rate
18 rent and somebody who is going to move someplace
19 else where it's more affordable for them.

20 MR. VARGULICH: Yeah.

21 MS. MCCRACKEN: I think you're going to
22 see both, I really do.

23 MR. VARGULICH: Yeah. Okay. And I --
24 you know, at a higher level I don't disagree that

1 the idea of affordable housing in St. Charles,
2 Geneva, and even in Battalia is pretty
3 challenging.

4 MS. MCCRACKEN: It is.

5 MR. VARGULICH: I mean, I'm a member of
6 a big church and we have a day guest program and
7 while I'm not intimately involved in helping on
8 that program, I help in other areas. I hear --
9 you know I talk to people, and hear reports about
10 our guests and the challenges they face, you know,
11 when they do have a job, being able to have people
12 within our congregation helping them find
13 locations and it being affordable based on what
14 they make.

15 MS. MCCRACKEN: Right.

16 MR. VARGULICH: And it's a tough cycle
17 for -- at least for this part of the Fox Valley to
18 be able to deal with.

19 MS. MCCRACKEN: And that's why even in
20 some smaller level if we can provide some
21 additional opportunities this is the perfect place
22 to do that.

23 MR. VARGULICH: When would you see the
24 units being made available? If you're having --

1 you know, the property has sat unutilized for a
2 couple of years now, and you're --

3 MS. MCCRACKEN: Oh, hopefully definitely
4 within --

5 MR. VARGULICH: Yeah. And so you're
6 going to have to do some remodeling and whatnot,
7 so what -- how long of a period do you think that
8 will be before your first resident --

9 MS. MCCRACKEN: I think that's
10 contingent on receipt of certain grant funds. So
11 it really is going to be contingent on when --
12 there are grant funds associated with this
13 reconstruction and from when -- and I think it's
14 going to be dependent on when those grant funds
15 are received. So I can't really say.

16 MR. VARGULICH: Is there a cycle to when
17 they award?

18 MS. MCCRACKEN: That's a good --

19 MR. VARGULICH: Right. I mean, usually
20 aren't there award cycles for this -- these types
21 of things?

22 MR. MCDOWELL: Senator DeWitt has gotten
23 us the grant for \$140,000. He also got Tri-City
24 Health Partnership that same grant. And I've

1 helped to Tri-City Health Partnership buy their
2 second building and remodel that and they are in
3 the process now of collecting rent money.

4 It's a slow process to get the money,
5 and there's -- the State's supposed to give us 25
6 percent up front. That's probably not going to
7 happen. So we're waiting to make sure that the
8 grants are going to truly be given.

9 MS. MCCRACKEN: Made.

10 MR. VARGULICH: Right.

11 MR. MCDOWELL: Otherwise, we have to
12 fund this ourselves, which might prolong the
13 process. But we would certainly like to get
14 started as soon as possible. I anticipate a four-
15 week building permit application and we've already
16 bid it out. We have contractors that are
17 basically ready to go it's just contingent on
18 funding.

19 MR. VARGULICH: On funding. All right.
20 Okay. And then, would you say the remodel period
21 is what, a month or two?

22 MR. MCDOWELL: I'm sorry?

23 MR. VARGULICH: How long would the
24 remodel period be once you begin?

1 MR. MCDOWELL: Most of what we're going
2 to do is really pretty cosmetic. I think we'll be
3 in and out of there in less than eight weeks. The
4 existing rooms are there. We just need to take
5 the carpets out and clean it up, paint, place some
6 cabinets so it won't take long.

7 MR. VARGULICH: Thank you.

8 MS. MCCRACKEN: Thank you. Anything
9 else while I'm standing here?

10 MR. VARGULICH: Is there comments from
11 the public? No.

12 So if the Plan Commission feels we have
13 enough information to make a recommendation to the
14 Planning and Development Committee of City
15 Council, a motion to close the public hearing is
16 in order.

17 MS. PURDY: I'll make the motion to
18 close the public hearing.

19 MS. MOAD: I second.

20 MR. VARGULICH: Any discussion before we
21 move on to roll call? No? All right.

22 Roll call.

23 MS. JOHNSON: Was there a second on that
24 motion?

1 MR. VARGULICH: Yes, I did hear it. All
2 right. So Jeff Funke?

3 MR. FUNKE: Yes.

4 MR. VARGULICH: And again, this is just
5 to close the public hearing.

6 Jeff Funke?

7 MR. FUNKE: Yes.

8 MR. VARGULICH: All right. Laurel?

9 MS. MOAD: Yes.

10 MR. VARGULICH: Zach?

11 MR. EWOLDT: Yes.

12 MR. VARGULICH: Ms. Purdy?

13 MS. PURDY: Yes.

14 MR. VARGULICH: Colleen Wiese?

15 MS. WIESE: Yes.

16 MR. VARGULICH: Jennifer?

17 MS. BECKER: Yes.

18 MR. VARGULICH: Yes, all right. It's
19 all right, no, thanks for the correction. It's
20 okay. It's okay. All right. So we're going to
21 move on to the project itself. All right. So
22 Item 5(b) is our discussion and recommendation
23 versus our discussion and this will be an
24 opportunity for the Plan Commission to discuss the

1 information that has been gathered and
2 relationship to the findings of fact and to
3 discuss any thoughts or additional
4 recommendations, clarify any questions that any of
5 the members would have related to this
6 application.

7 Is there anything from staff before we
8 begin this part?

9 MS. JOHNSON: No.

10 MR. VARGULICH: No. All right. So
11 anything from our --

12 MS. PURDY: I would just say I read
13 through the findings of fact. I read through the
14 application and I think everything is in order and
15 I think it's a great use for that building. It's
16 been vacant for two years, and I think there's
17 plenty of -- I know Jeff brought up the parking.
18 I think there's plenty of parking around the area
19 should anyone have a car and need to park. And I
20 also think that there is a lot of work available
21 if someone who were to live there wanted to
22 working St. Charles, I think it's a great
23 opportunity to walk to work and get acclimated
24 with the community.

1 MR. VARGULICH: Okay. Good. Anything
2 else?

3 MR. FUNKE: I also think on the parking,
4 staff did review that and the zoning change --
5 there's enough parking nearby that would meet the
6 requirements of zoning. So they don't need to
7 have parking onsite per the ordinance. And for
8 the zoning district change would not require it to
9 be on site. And I think that they looked at how
10 close is and it meets all the requirements if
11 someone had a car or, as they began to work, would
12 get a car that car can be parked within a
13 reasonable proximity and would facilitate that in
14 our downtown area, yes.

15 MS. MOAD: I think that the class of the
16 building was, at one time, a two flat with just a
17 fence around (indiscernible) a two-flat residence,
18 and I think that's a great accommodation for a
19 family and for three individuals to get back into
20 (indiscernible).

21 MR. VARGULICH: Agreed.

22 MS. WIESE: I think that we're fortunate
23 to have Lazarus House because it does serve the
24 community and this is a particularly good use for

1 that space considering -- and I agree with what
2 Commissioner Purdy said, that there are
3 opportunities and that they are really
4 opportunities to walk to work and get around town.
5 I just think it's a really good use of the space.
6 And based on the (indiscernible) I just don't see
7 any discrepancies.

8 MR. VARGULICH: Okay.

9 MS. HIBEL: The only thing I was
10 thinking is I know there's cosmetic updates is
11 more around the insulation. If it was two
12 dwellings they're going back and it's been a
13 while, but you know if you have two different
14 families in there noise will just maybe be more of
15 a consideration as you look to that property, but
16 I feel it's been (indiscernible).

17 MR. VARGULICH: Excellent. If we're all
18 finished, then is there a motion on this
19 application?

20 MS. PURDY: I'll make a motion to
21 recommend the zoning map amendment for 15 S. 3rd
22 Street to the Lazarus House.

23 MS. MOAD: Second.

24 MR. VARGULICH: Motion and second, any

1 discussion on our motion? So we have a motion to
2 approve the 15 S. 3rd Street application for a
3 zoning amendment made by Julie Purcell for Lazarus
4 House and at this point I'll take roll call.

5 Jeff Funke?

6 MR. FUNKE: Yes.

7 MR. VARGULICH: Laura Purdy?

8 MS. PURDY: Yes.

9 MR. VARGULICH: Colleen Wiese?

10 MS. WIESE: Yes.

11 MR. VARGULICH: Zach Ewoldt?

12 MR. EWOLDT: Yes.

13 MR. VARGULICH: Laura Mode?

14 MS. MODE: Yes.

15 MR. VARGULICH: Karen Hibel?

16 MS. HIBEL: Yes.

17 MR. VARGULICH: (inaudible)?

18 UNIDENTIFIED SPEAKER: Yes.

19 MS. MCCRACKEN: Thank you.

20 MR. VARGULICH: Thank you very much.

21 And so Item 6. Corporate Reserve
22 identification sign application for special use
23 PUD amendment, submitted by Parvin-Clauss. This
24 is a public hearing item. The same procedures

1 that were outlined for the previous item will be
2 the same. I'll go over it again.

3 Anyone who wishes to offer testimony,
4 including asking questions or providing evidence,
5 please stand to be sworn in.

6 Do you swear the testimony you provide
7 tonight will be the truth? If so say I do.

8 MS. STASZAK: I do.

9 MR. VARGULICH: Thank you. All right.
10 When you're speaking, again, please come up to the
11 lectern, state your name, spell your last name and
12 your address for the record. Go ahead.

13 MS. STASZAK: Lisa Staszak,
14 S-T-A-S-Z-A-K. Address is 165 Tubeway Drive, in
15 Carol Stream. So just kind of a brief,
16 (indiscernible) application and that, but our
17 customer is Corporate Reserve Development
18 Partners. They represent quite a few businesses
19 that are back down on Cardinal Drive. Currently
20 the sign -- there is no existing sign. There is a
21 sign at that northeast corner of Main Street and
22 Corporate Reserve Boulevard. This is actually a
23 sign that we did quite a while ago. So this sign
24 will actually be very similar to that in colors

1 and it will be nice and (indiscernible). But the
2 idea with this sign is to really advertise for
3 those businesses that are tucked back and don't
4 have any exposure on Main Street. So the idea is
5 just obviously to get their names out there on
6 Main Street and hopefully attract more business
7 back to that area.

8 Currently, we're asking for a 105 square
9 feet. As to the overall height, I believe we are
10 asking if we could achieve an 18 foot setback,
11 which we can definitely feel -- but the idea here
12 is to, obviously, have tenant panels for the
13 businesses because there are quite a few back
14 there. And just obviously, to make sure that the
15 copy is large enough to be seen by traffic that's
16 going that a-- you know, there's always traffic on
17 main street. And just to try to get people seeing
18 it at the speed that they're driving and be able
19 to make it nice and visible and not have anything
20 be (indiscernible) to drivers.

21 Any questions?

22 MR. FUNKE: What are the materials of
23 the sign?

24 MS. STASZAK: The sign is made of

1 aluminum so it's not illuminated. The sign is
2 aluminum and then painted. So it's automotive
3 quality paint. Those paints have a manufacturer's
4 warranty of seven years. So the paints last a
5 long time. I'm not sure if you've seen the
6 Corporate Reserve sign, that sign has been there
7 for quite some time.

8 I was nervous to see it because I sold
9 that sign, and it's quite a long time ago that we
10 sold it, I just don't remember what year it was,
11 but it still looks great. So these signs, they
12 last a long time; aluminum is very durable so it's
13 not going to rust. With it being non-illuminated
14 it's -- there's not much maintenance on it so it's
15 going to last a long time and to really give these
16 tenants an opportunity to be seen from main
17 street.

18 MR. VARGULICH: Is it going to be lit at
19 all or no?

20 MS. STASZAK: No.

21 MR. VARGULICH: Okay.

22 MR. EWOLDT: How would the tenant's
23 names go on?

24 MS. STASZAK: It's a vinyl graphic.

1 MR. EWOLDT: Okay. Is it going to be a
2 scotch like type of vinyl graphic?

3 MS. STASZAK: Reflective.

4 MR. EWOLDT: With a light or because
5 there's white ones.

6 MS. STASZAK: So the vinyl right now is
7 all white vinyl so it will not be reflective.

8 MR. EWOLDT: Okay.

9 MS. STASZAK: We can definitely make it
10 reflective. But right now it's just anticipated
11 to be, obviously very visible during the day. I
12 don't know if that -- a lot of those businesses
13 run at night. I can actually bring that up too
14 with my client. Because it's a quick and easy
15 change to make it reflective white.

16 MR. EWOLDT: Okay.

17 MS. WEISS: Would there be a spotlight
18 on the ground that might -- like a light? I'm
19 just curious, so you could see it at night.

20 MS. STASZAK: It is not included in our
21 scope. Again, something we could do. Right now,
22 we have a nice landscaping bed planned for around
23 the base of the sign, so easily an opportunity to
24 put in ground lighting. We ourselves, did not

1 talk about that, but I can talk to McKenzie if
2 that's something he might have planned with his
3 electrician already.

4 MS. WEISS: I mean, it's --

5 MS. STASZAK: Sure. There's definitely
6 an opportunity there for sure.

7 MR. VARGULICH: The fact that the
8 information provided is that it was not going to
9 be internally lit or directly lit, so if they want
10 to add lights, do they have to come back? Because
11 it's -- we're amending a PUD, not --

12 MS. JOHNSON: I think that if they were
13 to add, like, a spotlight or an external
14 illumination, like a light shining externally. If
15 they were to propose internal illumination that
16 would constitute a change that would need, at
17 least a minor change approval from the City
18 Council.

19 MR. VARGULICH: Okay. I just wanted to
20 be sure that we didn't need to talk about that or
21 amend how it's being approved because of adding a
22 light was something we could approve.

23 MS. JOHNSON: Is there a desire for an
24 internal illumination?

1 MS. STASZAK: I was just going to say
2 no. There will not be a desire for internal
3 illumination at all because that would require an
4 entirely different sign. So if they decide to
5 light this in any way, it will literally just be a
6 flood light that they would put in on either side
7 of the sign.

8 MS. PURDY: Can I ask Rachel or staff,
9 it said the PUD ordinance does not currently allow
10 for a multi-tenant sign along the main street in
11 front of a development. Is there a reason for
12 that?

13 RACHEL: It was just never addressed in
14 the original PUD. It was never a part of the sign
15 application that they proposed. There was a sign
16 like this proposed for where the Anvil Heights
17 development is currently, but with that, since
18 that was broken out of the original PUD,
19 obviously, there's not a development sign
20 currently allowed for this PUD. I think the
21 intent was that most of these businesses are
22 further back from Main Street so the development
23 sign at that location was preferred at that time.
24 But now that kind of the Main Street section isn't

1 really developed and all these businesses are
2 pushed back I think that then there was a need for
3 this sign. So I think it was maybe, just an
4 overlook on the original drafting of the PUD for
5 who submitted it. But yeah, so does that kind of
6 answer your question?

7 MS. PURDY: Yeah. I mean, this is just
8 personal, I tried to find Prairie Forge once. I
9 couldn't find them back there. I didn't know if I
10 was even in the right place. So I mean, based on
11 that it would be really advantageous to have
12 signage.

13 MS. STASZAK: No, I agree. When I first
14 was meeting with this client, the same. I'm like,
15 wait, where are all of these businesses? Because
16 they are tucked back. I don't know how a lot of
17 people even know that they're there.

18 MS. PURDY: Right.

19 MS. STASZAK: So at least this would
20 drive people on Main Street to say, okay, I'm
21 going to turn on Cardinal, and if the sign is
22 there at least you're -- in the right direction
23 and you're getting warmer. But yeah, you wouldn't
24 know it. Yeah.

1 MS. HIBEL: And that the target number
2 of businesses is 15?

3 MS. STASZAK: I know, so there's a lot
4 of businesses in back there. So the idea with
5 signage is always, like, let's make it with the
6 most amount of panels, otherwise you get into a
7 situation where you're starting to have to add to
8 it and then the signs and just start looking
9 weird.

10 So at this point, it was, like, what is
11 the most amount at this point that will achieve
12 what you need with the number of tenants that are
13 back there without making it look, obviously, just
14 way too big and way too busy. So this was what
15 the customer is going for.

16 MR. VARGULICH: Any other questions or
17 comments? I don't have any questions or comments
18 on your plan (indiscernible) sign. On that plan,
19 the dimensions say it's going to be 7.8 by 10.3;
20 but the sign itself is 12 feet long. So me the
21 landscape area of the ordinance you would have to
22 have an 18 foot long bed by the 7.8. So again,
23 the plant material that you put in there --

24 MS. STASZAK: That doesn't work.

1 MR. VARGULICH: It doesn't really work.
2 So I think you need to add, maybe, depending what
3 the coverage of the Paris meals are. And I'm okay
4 with the plants themselves, but I think the
5 coverage -- I think you're going to need, maybe
6 like 30 more perennials.

7 MS. STASZAK: Right.

8 MR. VARGULICH: Given the increased size
9 of the bed to meet the three-foot circumference
10 around the bed, around the side.

11 MS. STASZAK: Correct. So with that be
12 some way that when we adjust that, that has to be
13 a typo? Yeah, I apologize. But can we change
14 that and just resubmit it?

15 MS. JOHNSON: Yes. You can - yeah. So
16 they can note that on their approval.

17 MS. STASZAK: Okay.

18 MS. JOHNSON: And then it can be done
19 before we go to City Council, not counting --0 and
20 the site plan will show an 18 foot setback as
21 (indiscernible).

22 MS. STASZAK: Okay.

23 MR. VARGULICH: Anything else for the
24 people? From our group? So I guess if we don't

1 have any additional comments, is there any
2 questions from the public, which I kind of doubt
3 at this point. But yeah -- all right.

4 So if the Plan Commission feels that
5 they have enough information to make a
6 recommendation to the Planning and Development
7 committee of the City Council, a motion to close
8 the public hearing is in order.

9 MR. FUNKE: I'll motion.

10 MS. WEISS: I'll second it.

11 MR. VARGULICH: We have a motion and the
12 second. All right. Any discussion on this?
13 Probably not. But I thought I just asked.

14 All right. So then roll call to close
15 the public hearing. All right. So Laura Purdy:

16 MS. PURDY: Yes.

17 MR. VARGULICH: Colleen Wiese?

18 MS. WIESE: Yes.

19 MR. VARGULICH: Jeff Funke?

20 MR. FUNKE: Yes.

21 MR. VARGULICH: Zack Ewoldt?

22 MR. EWOLDT: Yes.

23 MR. VARGULICH: Laurel Moad?

24 MS. MOAD: Yes.

1 MR. VARGULICH: Karen Hibel?

2 MS. HIBEL: Yes.

3 MR. VARGULICH: Yes. So that will
4 address the public hearing being closed. And so
5 now we can move on to item 6(b), which is our
6 discussion. And this is an opportunity for the
7 Plan Commission, if we have any additional things
8 related to the findings of fact, do discuss our
9 thoughts or recommendations, or to ask for any
10 clarification from staff or the applicant? I
11 think we've vetted that, but will take an
12 opportunity to do that one more time. Anything?
13 All right.

14 MS. MOAD: Just an observation --

15 MR. VARGULICH: Yes?

16 MS. MOAD: -- around the planting around
17 the sign, it's going to be a very large planting
18 bed, and everything for the most part, is
19 perennials for the most part, summer perennials,
20 right? There's a very little evergreen. I'm just
21 thinking of what it will look like on Main Street
22 in winter time. So perhaps consider more
23 evergreens in that space, things that that are not
24 deciduous.

1 MR. VARGULICH: Sure. Anybody have any
2 feeling on that one way or the other?

3 MS. MOAD: Huh?

4 MR. VARGULICH: I was asking if anybody
5 else had a feeling on that one way or the other.
6 It's a good observation. Yeah. I don't mind
7 deciduous plants, per se, but evergreens are fine.

8 MS. MOAD: As long as there's still some
9 --

10 MR. VARGULICH: Yeah. Yeah. Just that,
11 you're right. If it's just all perennials, at
12 some point late in the fall it all disappears.
13 And then, we have five months of emotional bed, if
14 you will, around the sign. And so if you have any
15 suggestions or thoughts on that, evergreens,
16 deciduous, don't care? Laurel?

17 MS. PURDY: What's deciduous?

18 MR. VARGULICH: Loses its leaves.

19 MS. PURDY: Oh.

20 MR. VARGULICH: Like a tree.

21 (Crosstalk)

22 MR. VARGULICH: You know, of all the
23 shrubs that lose --

24 MS. PURDY: Okay.

1 MR. VARGULICH: Although shrubs that
2 lose their leaves, all the trees that lose their
3 leaves are all deciduous.

4 MS. PURDY: Okay. All right.

5 MR. VARGULICH: Yeah.

6 MS. PURDY: I agree then.

7 MR. VARGULICH: I understand. It's all
8 part of the deal. All right. So that's part of
9 our discussion. And anybody else? Any other
10 thoughts or observations? No. All right.

11 So do we want to make a motion on this
12 project, then on this application?

13 MS. WEISE: I'll try -- go for it.

14 MR. VARGULICH: Come on, lay it on me.

15 MS. WEISE: I make a motion to approve
16 Corporate Reserve Identifications sign, Parvin-
17 Clauss sign application to the amendment subject
18 to staff approval - or to recommendations as well
19 as subject to changing the flower bed dimensions
20 to accommodate the length and width of the sign.

21 MS. PURDY: I second.

22 MS. MOAD: I second.

23 MR. VARGULICH: We have a second. Any
24 discussion on this?

1 I would just like to offer an amendment
2 to the motion would be to say that half of the bed
3 would have either deciduous or evergreen shrubs.
4 And the other half, 50 percent of the bed, could
5 be a mix of perennials, as an amendment to what we
6 were just talking about, as a condition.

7 So now we need a -- we have to have -
8 no, we just have to have a vote on amending the
9 motion. So. Mr. Funke, is that a yes or no?

10 MR. FUNKE: Yes.

11 MR. VARGULICH: Laurel?

12 MS. MOAD: Yes.

13 MR. VARGULICH: All right. Karen?

14 MS. HIBEL: Yes.

15 MR. VARGULICH: Zach?

16 MR. EWOLDT: Yes.

17 MR. VARGULICH: Colleen?

18 MS. WEISE: Yes.

19 MR. VARGULICH: And Laura?

20 MS. PURDY: Yes.

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

22 So we have an amended motion and so now we can
23 vote on the actual final motion, which is -- too
24 much stuff.

1 All right. The Corporate Reserve
2 identifications sign, application for a special
3 use PUD amended by Parvin-Clauss, approved with an
4 expanded bed and that 50 percent of the bed be
5 shrubs, either deciduous and evergreen and all
6 resolution of final staff comments prior to being
7 moved towards City Council Planning and
8 Development Committee.

9 MS. PURDY: I second.

10 MR. VARGULICH: All right. And so now
11 will vote. Jeff Funke?

12 MR. FUNKE: Yes.

13 MR. VARGULICH: Laura Purdy?

14 MS. PURDY: Yes.

15 MR. VARGULICH: Colleen Wiese?

16 MS. WIESE: Yes.

17 MR. VARGULICH: Zach Ewoldt?

18 MR. EWOLDT: Yes.

19 MR. VARGULICH: Laurel Mode?

20 MS. MODE: Yes.

21 MR. VARGULICH: Karen Hibel?

22 MS. HIBEL: Yes.

23 MR. VARGULICH: Myself, yes.

24 Thank you very much. All right.

1 Additional business, item 9, anything? Any
2 additional business?

3 Steph, anything for the Planning
4 Commission?

5 MS. JOHNSON: No.

6 MR. VARGULICH: Will we have a meeting?

7 MS. JOHNSON: (inaudible).

8 MR. VARGULICH: For our next --

9 MS. JOHNSON: Yes.

10 MR. VARGULICH: Okay. Great. All
11 right. Everybody has read their weekly
12 development report, I'm assuming? March 22nd, we
13 have confirmation we have a hearing. The public
14 has all gone so is there a motion for adjournment?

15 MR. FUNKE: Yes.

16 MS. PURDY: Second.

17 MR. VARGULICH: Okay. Moved and
18 seconded, all in favor?

19 IN UNISON: Aye.

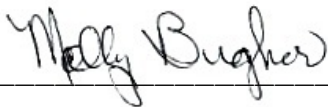
20 MR. VARGULICH: The meeting of the St.
21 Charles Plan Commission is closed at 7:47.

22 (Off the record at 7:47 p.m.)
23
24

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

CERTIFICATE OF TRANSCRIBER

I, Molly Bugher, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording and supporting information; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.



Molly Bugher, CDLT-161

DATE: March 15, 2022