

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, SEPTEMBER 21, 2021**

Members Present: Chair Peter Vargulich
Vice Chair Laura Macklin-Purdy
Colleen Wiese
Suzanne Melton
Laurel Moad
Zachary Ewoldt
Jennifer Becker
Jeffrey Funke

Members Absent: Karen Hibel

Also Present: Russell Colby, Acting Director of Community & Econ. Dev.
Ellen Johnson, City Planner
Rachel Hitzemann, City Planner
Court Reporter

1. Call to order

Chairman Vargulich called the meeting to order at 7:01 p.m.

2. Roll Call

Chairman Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the September 8, 2021 meeting of the Plan Commission.

Motion was made by Vice Chair Macklin-Purdy, seconded by Ms. Melton and unanimously passed by voice vote to approve the minutes of the September 8, 2021 Plan Commission meeting.

5. Zen Leaf, 3714 Illinois Ave. (Healthway Services of West Illinois LLC)

Application for Special Use (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 Ms. Moad and seconded by Mr. Funke to close the public hearing.

Roll call vote:

Ayes: Macklin-Purdy, Weise, Funke, Melton, Ewoldt, Becker, Moad, Vargulich

Nays:

Absent: Hibel

Minutes – St. Charles Plan Commission
Tuesday, September 21, 2021
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Motion carried 8-0

b. Discussion & Recommendation

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

Motion was made by Ms. Becker and seconded by Mr. Funke to recommend approval of the Application for Special Use (Amendment) for Zen Leaf, 3714 Illinois Ave. , upon resolution of staff comments.

Roll call vote:

Ayes: Macklin-Purdy, Weise, Funke, Melton, Ewoldt, Becker, Moad, Vargulich

Nays:

Absent: Hibel

Motion carried 8-0

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

7. Weekly Development Report

8. Meeting Announcements

a. Plan Commission

Tuesday, October 5, 2021 at 7:00pm Council Chambers

Tuesday, October 19, 2021 at 7:00pm Council Chambers

Tuesday, November 2, 2021 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, October 11, 2021 at 7:00pm Council Chambers

Monday, November 8, 2021 at 7:00pm Council Chambers

9. Public Comment – None

10. Adjournment at 7:26 p.m.



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Transcript of Zen Leaf, Application for Special Use Amendment

Date: September 21, 2021

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----X
In Re: Zen Leaf, Application for :
Special Use Amendment. :
-----X

HEARING
St. Charles, Illinois 61074
September 21, 2021
7:01 p.m.

Job No.: 400921
Pages 1 - 27
Transcribed by: Jackie Scheer

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HEARING, held at the location of:

ST. CHARLES CITY HALL

2 East Main Street

St. Charles, Illinois 60174

(630) 377-4400

Before Gabriel Martin, 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, Chair
- LAURA MACKLIN-PURDY, Vice Chair
- COLLEEN, WIESE, Member
- JEFFREY FUNKE, Member
- SUZANNE MELTON, Member
- ZACHARY EWOLDT, Member
- JENNIFER BECKER, Member
- LAUREL MOAD, Member

ALSO PRESENT:

- RUSSELL COLBY, Acting Director
of Community & Economic
Development
- ELLEN JOHNSON, Planner
- RACHEL HITZEMANN, Planner

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

2 MR. VARGULICH: All right. Good evening,
3 everyone. We'd like to start -- the planning
4 commission meeting is called to order. Roll call:
5 Is Laura Purdy?

6 MS. PURDY: Here.

7 MR. VARGULICH: Colleen Wiese.

8 MS. WIESE: Here.

9 MR. VARGULICH: Jeff Funke.

10 MR. FUNKE: Here.

11 MR. VARGULICH: Suzanne Melton.

12 MS. MELTON: Here.

13 MR. VARGULICH: Zachary Ewoldt.

14 MR. EWOLDT: Here.

15 MR. VARGULICH: Jennifer Becker.

16 MS. BECKER: Here.

17 MR. VARGULICH: Laurel Moad.

18 MS. MOAD: Here.

19 MR. VARGULICH: Karen Hibel.

20 All right. Not here.

21 All right. Number three, pledge of
22 allegiance. Please, everybody stand, the flag.

23 MULTIPLE VOICES: I pledge allegiance to
24 the flag of the United States of America, and to the

1 republic for which it stands, one nation, under God,
2 indivisible with liberty and justice for all.

3 And for presentations of the
4 September 8th, 2021 meeting of the planning
5 commission, is there a motion to approve?

6 FEMALE VOICE: So moved.

7 FEMALE VOICE: Second.

8 MR. VARGULICH: All in favor?

9 MULTIPLE VOICES: Aye.

10 MR. VARGULICH: Opposed?

11 Motion passes.

12 Item five. Zen Leaf. 3714 Illinois
13 Avenue, Unit C. This is an application for a
14 special use amendment for a six month extension for
15 a recreational cannabis organization submitted by
16 Healthway Services of West Illinois LLC. This
17 application requires a public hearing. We will
18 follow the procedure as part of the planning
19 commission, conducting hearings, and zoning
20 application be filed with the city. All testimony
21 and evidence for and against this application shall
22 be given under oath.

23 Regarding our procedures tonight, first
24 the applicant will make a presentation. Then we

1 will take questions from the commission followed by
2 questions from members of the public. After that,
3 we will take some comments from anyone in the public
4 wishing to provide testimony also. The planning
5 commission will then discuss the evidence gathered
6 relative to the findings of fact. Those facts were
7 enumerated in our staff report. When the planning
8 commission feels that it has gathered enough
9 evidence to make a recommendation to the planning
10 and development committee of the city council, we
11 will close the public hearing and vote on this
12 recommendation. The applicants will then go before
13 the planning and development committee.

14 For special use applications, there are
15 six findings of facts. The commission must find all
16 findings in the affirmative in order to recommend
17 approval. The applicant has provided responses
18 that's in our package. Before we begin, anyone who
19 wishes to provide testimony, ask questions, or
20 provide any comments will need to be sworn in, so if
21 those witnesses could please stand. Do you swear
22 that the testimony you will provide tonight will be
23 the truth? If so, say I do.

24 MULTIPLE VOICES: I do.

1 MR. VARGULICH: Thank you. When you're
2 speaking, please stand at the lecturn, state your
3 name, spell your last name and state your address
4 for the record. You guys ready?

5 MR. MANIC: Yes.

6 MR. VARGULICH: Thank you.

7 MR. MANIC: (Inaudible) your name, for
8 the record, my name is Tyler Manic. I'm the
9 attorney for the applicant, office at 70 W. Madison,
10 Chicago, Illinois 60602, and that's M-a-n-i-c. Just
11 for some background here. Many of you were present
12 but back in March 2020, the applicant was granted a
13 special use permit to operate an adult use cannabis
14 dispensary at 3714 Illinois. Prior to then, Zen
15 Leaf operated a medical cannabis dispensary at this
16 location since 2015. At the time that we're going
17 through the special use procedure, the State of
18 Illinois had a restriction of the applicant from
19 relocating to another location. However, also at
20 that same time, the state legislature was undergoing
21 an amendment to that state statute to allow them to
22 relocate. And it was anticipated when we were
23 getting the first special use permit approved that
24 the state legislature would pass the amendment to

1 the state statute either in the spring or the fall
2 2020 legislative sessions. However, and as a result
3 of that, because it was everyone's intention that
4 Zen Leaf would relocate to a commercial corridor,
5 part of the special use conditions that were
6 approved for the special use permit was that Zen
7 Leaf would relocate their premises by November 18th,
8 2021, which was more than sufficient time that was
9 contemplated when it was approved. Because it
10 would -- as I stated, it was everybody's interest to
11 go to a commercial corridor.

12 However, over the past year-and-a-half,
13 as we all experienced, the pandemic had other plans
14 for everyone. And the General Assembly for the
15 state didn't meet in spring and they didn't meet in
16 November. So the amendment to the state statute
17 that we anticipated when the special use permit was
18 granted never came to fruition. However, once the
19 General Assembly did get -- get -- was able to meet
20 in person, which was a 2021 spring session, they did
21 pass the amendment that was originally contemplated
22 when the special use permit was approved, and the
23 state statute was amended to allow Zen Leaf to
24 relocate as -- as originally contemplated. And

1 Governor Pritzker signed that legislation in July
2 of -- of this year.

3 However, and we anticipated that that
4 legislation would go through, so in 20 -- the spring
5 of 2021, we were before this body and before city
6 council to get our new location approved on Main
7 Street, and that was approved unanimously. And
8 that's our intent, to relocate to that location as
9 soon as practical. However, the IDFPR, which
10 governs the change of locations, is not accepting
11 applications under the new state statute for
12 relocation until October 15th, 2021. So our ability
13 to relocate by that sunset clause on November 18th,
14 2021 is -- is unrealistic at that time, although
15 we're going to try because it's a better location
16 for Zen Leaf and it's a better location for St.
17 Charles that we go there. However, but in
18 anticipation of the unlikelihood that we're going to
19 meet that November 18th, 2021 deadline, we're here
20 to extend the deadline to May 18th, 2021, which is
21 an additional six months from what was originally
22 granted in the special use permit. We don't --
23 MS. PURDY: -- did you mean 2022? Just
24 for the --

1 MR. MANIC: Correct.

2 MS. PURDY: Okay.

3 MR. MANIC: I haven't got there in my
4 mind yet. So we expect to be relocated before
5 May 18th, 2022. But we want to build in that buffer
6 just so that we're not here again and utilizing more
7 of everyone's time. As I stated before, we want to
8 get to the new location, St. Charles wants to get us
9 to the new location, but the State of Illinois, you
10 know, doesn't always work seamlessly. So we're just
11 trying to pad in time that we've -- confidently can
12 meet.

13 That's the only thing we're changing or
14 requesting a change in the special use permit and
15 what our application to amend it seeks is just to
16 extend that sunset clause to May 18th, 2022. Our
17 operations will remain exactly how it was presented
18 back in March 2020 and how it's been operating since
19 that approve -- that approval. So we'll be fully
20 compliant with the municipal code, the use -- the
21 use standards, and the use standards. So as a staff
22 report makes clear, it's -- it's our intent to
23 remain compliant. And for that same reason with the
24 findings of fact, we submitted the findings that

1 were reached by this commission and the findings
2 that were reached by city council back in the
3 original 2020 process still ring true today.

4 And if you would like, I mean, I'm going
5 to be pretty much parroting what we put in the --
6 the brief, but we think for the reasons -- the
7 anecdotal evidence of us operating there for the
8 last year-and-a-half and the five years of medical
9 dispensary before there that we meet each of the
10 criteria for a special use. And, you know, our good
11 operations was corroborated by the police chief, who
12 said, you know, no issues for his police department
13 with here, and as the staff report said, we're fully
14 compliant with all the conditions of the special use
15 and all the use standards of the St. Charles
16 Municipal Code. With that in mind, I'm going to
17 turn it over to Anthony Marsico, who you know, and
18 he can give you a little bit more color on the --
19 the relocation, the -- and the operations and -- and
20 what to anticipate.

21 MR. MARSICO: How are you. Anthony
22 Marsico, 3714 Illinois Avenue, Executive Vice
23 President for Zen Leaf. Thanks again for meeting on
24 this issue, and to Tyler's point, just wanted to

1 give some highlights of current operation and some
2 progress on the relocation. The 18 month buffer I
3 think that Tyler spoke about was just as much kind
4 of a wait and see and we really wanted to be able to
5 reign in, I know city council wanted the ability to
6 reign in if some of the city's concerns proved true,
7 and I think I'm pretty happy to say that most of
8 those have not proved true. We've run an extremely
9 successful operation to date. We currently employ
10 approximately 65 full-time and current employees,
11 many of which are local, in the midst of a pandemic
12 which has hurt so many businesses. We were lucky
13 enough to be deemed essential during these times, so
14 we were very lucky. This equates to significant tax
15 revenue for the city. We put out a memo earlier in
16 the year or maybe late last year to those figures,
17 but it's a significant number. And we continue to
18 be engaged in the community through the chamber of
19 commerce and many other private events. Again, I
20 think a lot of the initial concerns from the public
21 and the city proved not to be true, and I think
22 first highlighted Chief Keegan's memo from
23 September 17th which stated that despite some --
24 some service related calls, they've not needed to

1 investigate or respond to a single crime or
2 violation since adult use has gone into effect, and
3 to my knowledge, we've never had any situations like
4 that. We're extremely proud of that fact. It's in
5 line with our commitment to the city and it's a
6 product of our partnership with Silver Star
7 Protection, which is a third party security company
8 that we use and St. Charles PD. We have an ongoing
9 rapport with them. I recently met with chief on the
10 new location and we're going to do a walk through
11 pretty shortly there.

12 We've also secured additional parking
13 from our neighbors to alleviate any parking
14 concerns. I think a lot of that has been solved
15 with the exception of some peak times. You know,
16 Friday at 5 o'clock is still a little bit hectic but
17 for the most part, things are okay over there.

18 With respect to the association, there
19 were several concerns from the association at the
20 final city council meeting, we did get a level of
21 support from both the Fowler School of Dance and the
22 St. Charles Commons Association and also some
23 commitments that planning commission and city
24 council wanted to see us make, and we've lived up to

1 those commitments. Upgrades to lighting,
2 contributions to the associations, insurance,
3 additional signage to talk about consumption and
4 other such things, and we've also put a traffic
5 patrol officer on site during peak times. And we've
6 also made some additional commitments to the Fowler
7 School of Dance to help with anything that they've
8 dealt with.

9 Most importantly, I think what everyone's
10 most interested in is our progress with the
11 relocation. As Tyler explained, and I know it's a
12 little bit tricky, IDFPR, who governs us, is not
13 accepting applications for relocation until
14 October 15th. At that time they have 30 days to
15 review our application. If there's no comments,
16 it's deemed accepted. So once approved, we'll be
17 wait -- all we're waiting on is our final state
18 inspection and issue -- issuance of our operational
19 license. So as Tyler said, there's a chance we
20 could be there by November 18th. It would be really
21 tight and just not wanting to have any disconnect in
22 business, both for ourselves and the city, we're
23 asking for this extension. Construction is just
24 about completed. I think many of you may have

1 already seen it. We'll be doing walk throughs with
2 city officials over the next couple of weeks once
3 construction is completed. That's normal practice
4 for us for any of our stores.

5 We -- I've said it many times at all of
6 our meetings, we view this as a partnership with the
7 city. We know it's a new business and there's a lot
8 of unknowns so the more we can educate city
9 officials, first responders on what the processes
10 are, what the operation's like and who are the folks
11 that are coming in, it's just helpful for everyone
12 to answer any questions they get from the public.
13 And that's kind of where we stand today. I'm happy
14 to answer any questions on operations. I know not
15 everyone was a plan commissioner last time we went
16 through this. It's a bit of an exhausting process
17 last time around, for those of you who were here.
18 Several very long meetings. But happy to answer any
19 questions.

20 MR. VARGULICH: Questions? Questions?

21 MS. BECKER: I just have a -- a comment.

22 MR. VARGULICH: Yep.

23 MS. BECKER: I -- I had a conversation
24 with somebody about their experiences at the

1 location in regards to the parking. And -- and this
2 person told me that there is an attendant and if
3 somebody tries to park in a parking spot that's not
4 designated for Zen Leaf, they are directed to park
5 in the right space. Is that true?

6 MR. MARSICO: Yeah, correct. So we have
7 designated parking at the St. Charles Commons
8 Association. We had -- even though we were
9 exceeding what the ordinance required, there were
10 several concerns from planning commission and city
11 council as well as some of the neighbors about the
12 ability for our customers to be parking in our spots
13 as opposed to other folks' spots. So with that
14 being said, during all peak times, which I believe
15 is Thursdays, Fridays, and Saturdays during the day,
16 we have a traffic patrol officer that helps with any
17 of those to make sure that folks that are coming to
18 our establishment are not parking in anyone else's
19 spaces.

20 MR. VARGULICH: Okay.

21 MS. PURDY: I have a question. Did --
22 were you CCed on the letter that we all have?

23 MR. MARSICO: Yeah, I was. So, you know,
24 I -- I know it puts you guys in a tough spot to

1 comment on private matters. The e-mail from the St.
2 Charles Commons Association president, we had a call
3 with her as early as today regarding the repaving of
4 the lot. The project, just so everyone knows, has
5 already been completed. It was completed this past
6 weekend. It was budgeted out of our cap ex. We
7 were in conversations with them. They were
8 requesting that we paid for the entire project. The
9 reason why we rejected that proposal was that, to
10 our knowledge, it's been at least ten years since
11 that's been repaved. Engineers we spoke to said
12 between 10 and 15 years is the proper time frame for
13 when normal wear and tear would be necessary for a
14 parking lot to be repaved. That being said, that
15 proposal was rejected by us. We had a conversation
16 today and we're still in talks to maybe kick in an
17 additional portion to the cap ex fund just on our
18 behalf.

19 Also -- which wasn't included in there,
20 they also made requests to upgrade some landscaping
21 that -- we had to remove a tree at one point for a
22 camera angle. That was removed and some of the
23 grass right around our location they requested that
24 we replace it next year. We've agreed to those,

1 because we can say that those are 100 percent due to
2 our -- due to our customers. But in my opinion and
3 in our engineer's opinion, that parking lot is
4 overdue to be repaved. We've been talking about it
5 for two years, so that's kind of where we stand
6 today, but we're still in conversations to maybe
7 make an additional contribution.

8 MS. PURDY: Well, I guess -- I mean, this
9 is my personal opinion that this is a private
10 matter.

11 MR. MARSICO: Yeah.

12 MS. PURDY: And I don't feel that the
13 planning commission has a leg to stand on in terms
14 of making an opinion or a recommendation when it
15 comes to a private matter.

16 MR. MARSICO: Yeah, we went through a lot
17 of that last time around and, you know, I could say
18 opened up a little bit of a can of worms, but, you
19 know, we're -- we're fine with it. We've -- we've
20 committed to be good neighbors to our neighbors.
21 We've committed to be good neighbors to the
22 community, so, you know, if there's an accommodation
23 we can make and we feel that's because of us, we're
24 always happy to entertain those.

1 MS. PURDY: Okay.

2 MR. FUNKE: Yeah, hi, I just want to say
3 that actually I was against the -- the project from
4 the beginning but in seeing what you guys have done
5 in the last year, I think you guys have done a great
6 job with -- with the property and respecting your
7 neighbors, and my daughter actually goes to dance
8 there, so I appreciate everything you guys have
9 done. And I look forward to the new property so
10 hoping you guys can get in there sooner than rather
11 than later, so.

12 MR. MARSICO: We do, too. Yeah, and I --
13 and I think, you know, where -- where that property
14 stands today, and I've -- I've had conversations
15 with local PD and the mayor and some city council
16 members. You know, we were really pro-active and
17 I -- I made that commitment to you guys and city
18 council that when the time came, we were going to
19 make that move, and I think that was kind of the
20 epitome of this sunset provision. And I think it
21 was City Councilman Patrellis (phonetic) that, you
22 know, if we allow you to do this, what's ever going
23 to give you the -- what's going to give you the
24 reason to move. And, you know, we always were

1 committed that when we could we would, and we
2 started build out even before the state legislation
3 was passed, because we were that confident and we
4 wanted to be ahead of it. And the first day that
5 we're allowed to submit that application, it's going
6 to be submitted. So we're happy to move also.

7 MR. VARGULICH: Just a question.

8 MR. MARSICO: Yeah.

9 MR. VARGULICH: So will you just continue
10 to operate at Illinois until you're approved to move
11 oath?

12 MR. MARSICO: Correct. Correct.

13 MR. VARGULICH: Okay.

14 MR. MARSICO: So we'll -- we'll pick a
15 cut over date. The only real logistical thing is
16 moving product over. So we will have a coordinated
17 effort with our third party security team who
18 handles logistics for a lot of Illinois state
19 cultivators. We'll probably loop in Chief Keegan,
20 you know, maybe to just have an off duty person help
21 out there. So it -- there were relocations that
22 happened years ago with medical. There were few.
23 None have happened in the last three or four years
24 because there was this radical interpretation of the

1 ordinance. But -- or the legislation. But we don't
2 anticipate any issues. It'll be no different than
3 taking deliveries and -- and delivering that we get
4 every week.

5 MS. MOAD: Do you envision closing
6 business one night and opening in the new location
7 the following morning?

8 MR. MARSICO: Exactly, yeah.

9 MS. MOAD: Yeah.

10 MR. MARSICO: Yeah, no interruption. You
11 know, probably for sake of hours it's probably going
12 to happen on a Sunday night and we'll be open on a
13 Monday because we close I think 6 Sunday.

14 MS. MOAD: 6.

15 MR. MARSICO: Yeah, 6 on Sundays, so.

16 MR. VARGULICH: Okay. Any other
17 questions for anybody else or comments, whatever?
18 Okay.

19 MR. MARSICO: Thanks so much.

20 MR. VARGULICH: Thank you.

21 (Cross talk.)

22 MS. PURDY: I'll -- I'd like to make a
23 recommendation.

24 MR. VARGULICH: Well, we have to give an

1 opportunity for the public.

2 MS. PURDY: Oh, right.

3 MR. VARGULICH: So I'd like to invite
4 anyone from the public who would like to comment on
5 this application to come forward.

6 All right. Seeing none --

7 (Speaking out of hearing.)

8 MR. VARGULICH: Then if the planning
9 commission feels we have enough information that we
10 can make a recommendation of planning and
11 development committee for the city council and
12 motion to close the public hearing would be in
13 order.

14 MS. MOAD: I move to close the public
15 hearing.

16 MALE VOICE: Second.

17 MR. VARGULICH: Okay. Roll call for
18 everybody's sake. All right. Laura Purdy.

19 MS. PURDY: Yes.

20 MR. VARGULICH: Colleen Wiese.

21 MS. WIESE: Yes.

22 MR. VARGULICH: Jeff Funke.

23 MR. FUNKE: Yes.

24 MR. VARGULICH: Suzanne Melton.

1 MS. MELTON: Yes.

2 MR. VARGULICH: Zachary Ewoldt.

3 MR. EWOLDT: Yes.

4 MR. VARGULICH: Jennifer Becker.

5 MS. BECKER: Yes.

6 MR. VARGULICH: Laurel Moad.

7 MS. MOAD: Yes.

8 MR. VARGULICH: Me, yes.

9 All right. So we're done with that from
10 a procedural standpoint. So item 5 B will be
11 discussion and recommendation. Is there a motion?
12 If there -- unless there's some additional
13 discussion?

14 No. Okay. So we'll just need a motion.

15 MS. BECKER: I'll make the motion.

16 MR. VARGULICH: Yes.

17 MS. BECKER: I move to approve the
18 request from Healthway Services of West Illinois LLC
19 to amend ordinance 2020 Z 10 granting a special use
20 for recreational cannabis dispensing organization
21 for Zen Leaf at 3714 Illinois, subject to resolution
22 of all staff comments.

23 MR. FUNKE: I'll second.

24 MR. VARGULICH: All right. Any

1 discussion on the motion?

2 None, all right. So let's roll call.

3 Laura Purdy.

4 MS. PURDY: Yes.

5 MR. VARGULICH: Colleen Wiese.

6 MS. WIESE: Yes.

7 MR. VARGULICH: Jeff Funke.

8 MR. FUNKE: Yes.

9 MR. VARGULICH: Suzanne Melton.

10 MS. MELTON: Yes.

11 MR. VARGULICH: Zachary Ewoldt.

12 MR. EWOLDT: Yes.

13 MR. VARGULICH: Jennifer Becker.

14 MS. BECKER: Yes.

15 MR. VARGULICH: Laurel Moad.

16 MS. MOAD: Yes.

17 MR. VARGULICH: Me, yes.

18 With that, you're approved from our
19 standpoint. And we'll move on to item -- do we have
20 any additional business with staff or (inaudible)?
21 No? Nobody? Okay. All right. (Inaudible)
22 development court. Our next meeting will be
23 October 5th, and Russ and Ellen, we're -- will we
24 have items?

1 MS. JOHNSON: Yes, we will.

2 MR. VARGULICH: Exciting. All right.

3 Well, is there a motion for adjournment then?

4 MS. PURDY: I'll make that motion.

5 MALE VOICE: I'll second.

6 MR. VARGULICH: All right. So moved.

7 All in favor?

8 MULTIPLE VOICES: Aye.

9 MR. VARGULICH: All right. St. Charles
10 Planning Commission is adjourned at 726. Thank you.

11 (The recording was concluded.)

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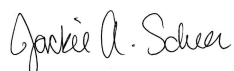
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CERTIFICATE OF TRANSCRIBER

I, Jackie A. Scheer, 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.



JACKIE A. SCHEER
SEPTEMBER 27, 2021