

**MINUTES  
CITY OF ST. CHARLES  
PLAN COMMISSION  
TUESDAY, NOVEMBER 2, 2021**

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

Members Absent: None

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 7:00pm.

**2. Roll Call -**

Chairman Vargulich called the roll. A quorum was present.

**3. Pledge of Allegiance**

**4. Presentation of minutes of the October 19, 2021 meeting of the Plan Commission**

**Motion was made by Ms. Macklin-Purdy, seconded by Ms. Wiese and unanimously passed by voice vote to approve the minutes of the October 19, 2021 Plan Commission meeting.**

**5. Immanuel Myanmar Church, 1713 Howard St. (William F. Bochte)**

Application for Special Use

a. Public Hearing

**Motion was made by Mr. Funke and seconded by Ms. Becker to close the public hearing.**

**Roll call vote:**

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

**Nays:**

**Absent:**

**Motion carried 9-0**

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. Macklin-Purdy and seconded by Ms. Wiese to recommend approval of a Special Use for a Place of Worship for 1713 Howard Street, contingent upon resolution of staff comments and that the maximum number of people at any given church service shall not exceed 80.**

**Motion was made by Chairman Vargulich and seconded by Ms. Moad to amend the motion to add conditions that a hammerhead be added to the end of eastern parking lot to allow for vehicle maneuvering and that the parking lot be seal coated before re-striping.**

**Roll call vote (on Motion to Amend):**

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

**Nays:**

**Absent:**

**Motion carried 9-0**

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

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

**Nays:**

**Absent:**

**Motion carried 9-0**

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

**7. Weekly Development Report**

**8. Meeting Announcements**

a. Plan Commission

Tuesday, November 16, 2021 at 7:00pm Council Chambers

Tuesday, December 7, 2021 at 7:00pm Council Chambers

Tuesday, December 21, 2021 at 7:00pm Council Chambers

b. Planning & Development Committee

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

Monday, December 13, 2021 at 7:00pm Council Chambers

**9. Public Comment - None**

**10. Adjournment at 8:10 p.m.**



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# Transcript of Hearing - In Re Immanuel Myanmar Church

**Date:** November 2, 2021

**Case:** St. Charles Plan Commission

**Planet Depos**

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

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BEFORE THE PLANNING COMMISSION  
OF THE CITY OF ST. CHARLES

-----X  
IN RE: IMMANUEL MYANMAR CHURCH, :  
APPLICATION FOR SPECIAL USE :  
-----X

HEARING

St. Charles, Illinois  
November 2, 2021  
6:58 p.m.

Job No.: 410671  
Pages: 1 - 66  
Transcribed by: Jackie Scheer

Transcript of Hearing - In Re Immanuel Myanmar Church  
Conducted on November 2, 2021

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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, Chairman
- LAURA MACKLIN-PURDY, Vice Chair
- SUZANNE MELTON, Member
- LAUREL MOAD, Member
- COLLEEN WIESE, Member
- ZACHARY EWOLDT, Member
- KAREN HIBEL, Member
- JENNIFER BECKER, Member
- JEFFREY FUNKE, Member

ALSO PRESENT:

- RUSSELL COLBY, Assistant Director of  
Community and Economic Development
- ELLEN JOHNSON, Planner
- RACHEL HITZEMANN, Planner
- MARY LYNN SWANSON, Planner
- WILLIAM BOCHTE, Attorney for Immanuel  
Myanmar Church

Transcript of Hearing - In Re Immanuel Myanmar Church  
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P R O C E E D I N G S

CHAIRMAN VARGULICH: All right. Good evening, everyone. Going to call the meeting to order. St. Charles Planning Commission at 7:00 p.m. Roll call. Laura Purdy.

MEMBER MACKLIN-PURDY: Here.

CHAIRMAN VARGULICH: Colleen Wiese.

MEMBER WIESE: Here.

CHAIRMAN VARGULICH: Jeffrey Funke.

MEMBER FUNKE: Here.

CHAIRMAN VARGULICH: Suzanne Melton.

MEMBER MELTON: Here.

CHAIRMAN VARGULICH: Zach Ewoldt.

MEMBER EWOLDT: Here.

CHAIRMAN VARGULICH: Jennifer Becker.

MEMBER BECKER: Here.

CHAIRMAN VARGULICH: Laurel Moad.

MEMBER MOAD: Here.

CHAIRMAN VARGULICH: Karen Hibel.

MEMBER HIBEL: Here.

CHAIRMAN VARGULICH: And me, I'm here.

All right. Please join me in the Pledge of Allegiance.

MULTIPLE VOICES: I pledge allegiance to

1 the Flag of the United States of America, and to the  
2 Republic for which it stands, one Nation, under God,  
3 indivisible, with liberty and justice for all.

4 CHAIRMAN VARGULICH: Thank you. All  
5 right. So we have the presentation of our meeting  
6 minutes from October 19th meeting. Is there a  
7 motion to approve?

8 MEMBER MACKLIN-PURDY: So moved.

9 MEMBER WIESE: Second.

10 CHAIRMAN VARGULICH: And a second. Okay.  
11 All in favor?

12 MULTIPLE VOICES: Aye.

13 CHAIRMAN VARGULICH: Any opposed?

14 Motion passes.

15 Next on our agenda, item five. Immanuel  
16 Myanmar Church at 1713 Howard Street, application  
17 for special use, submitted by William Bochte. This  
18 application requires a public hearing. It is the  
19 role of the Planning Commission to conduct public  
20 hearings on zoning applications that are filed with  
21 the city. All testimony and evidence both for and  
22 against shall be given under oath.

23 Regarding our procedures this evening,  
24 first the applicant will make a presentation. Then

1 we will take questions from the commission followed  
2 by questions from members of the public. After  
3 that, we will take comments from the public or  
4 anyone else wishing to provide testimony. The  
5 Planning Commission will then discuss whether they  
6 gathered evidence relative to the findings of fact.  
7 When the Planning Commission feels it has enough  
8 evidence to make a recommendation to the Planning  
9 and Development Committee of the City Council, we  
10 will close the public hearing and vote on a  
11 recommendation. The applications will then go  
12 before the Planning and Development Committee.

13 For special use applications, there are  
14 six findings of fact which are enumerated in the  
15 applications, if everybody's had a chance to review  
16 those online, all right. The commission will review  
17 those and we have to find affirmative for all  
18 findings of fact. We will begin -- anyone wishing  
19 to give testimony and provide comments shall be  
20 sworn in. So if you could please stand if you're  
21 going to be giving testimony tonight, for or  
22 against.

23 (Speaking out of hearing.)

24 MR. BOCHTE: I'm not giving testimony,

Transcript of Hearing - In Re Immanuel Myanmar Church  
Conducted on November 2, 2021

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1 I'm going to give a presentation.

2 CHAIRMAN VARGULICH: Fine.

3 (Speaking out of hearing.)

4 CHAIRMAN VARGULICH: That's fine.

5 Every -- every -- all right. Any -- any -- these?

6 No? Okay. All right.

7 (Cross talk.)

8 CHAIRMAN VARGULICH: All right. So do  
9 you swear the testimony you'll provide tonight will  
10 be the truth? If so, say I do.

11 MULTIPLE VOICES: I do.

12 CHAIRMAN VARGULICH: Perfect. All right.  
13 When everyone is speaking or when you're -- please  
14 come up to the lectern, state your name, spell your  
15 last name, and provide your address for the record.  
16 Is the applicant ready? Let's start, please.

17 MR. BOCHTE: Good evening, everybody.  
18 Nice to see some of you all again and some of you  
19 for the first time. My name's Bill Bochte,  
20 B-o-c-h-t-e. I'm an attorney here in St. Charles --

21 CHAIRMAN VARGULICH: -- please speak in  
22 the mic.

23 MR. BOCHTE: My address is 2580 Foxfield  
24 Road, St. Charles, Illinois. And I'm here on behalf

1 of the Immanuel Myanmar Church to present their  
2 application and petition for a special use to  
3 operate the property as a house of worship.

4 A little bit of history. Back in 1968,  
5 the City Council approved and granted a special use  
6 for the construction of a church on this property.  
7 And thereafter, I believe in 1972, the church was  
8 built and thereafter operated by different  
9 denominations for quite a period of time. I don't  
10 know the exact dates or the exact historical facts  
11 on it, but it was there for quite a while.  
12 Eventually that use stopped and the building started  
13 to be occupied as a school. And it was occupied as  
14 a school all the way up until the time that our new  
15 zoning ordinance went into effect. The new zoning  
16 ordinance does not allow for schools currently.  
17 Today's zoning ordinance does not allow for a school  
18 as either a permitted use or a special use. So this  
19 property came in as a legal nonconforming use, okay.  
20 And it remains as such up until today. The Immanuel  
21 Myanmar Church has entered into a contract to  
22 purchase the property, and that contract is  
23 contingent upon their ability to get permission and  
24 approval to run a house of worship there.

1           Their congregation currently is  
2 approximately 60 people and because of the parking,  
3 three people per -- per -- three parking spaces per  
4 person, we have agreed in the application that we  
5 would not have a congregation at any time of over 80  
6 people. They will have services on Sunday. They  
7 will have some services -- not services but a little  
8 bit of activity during the week. Pastor Manar will  
9 be there working in the office on almost a daily  
10 basis. And it's their hope that you allow them to  
11 do and use this property as a house of worship going  
12 forward.

13           As far as traffic is concerned, we  
14 believe that having a church there, which is only  
15 going to have, for all practical purposes, services  
16 on Sunday, will be less traffic than if in fact a  
17 school would continue to operate at full capacity at  
18 the property. In order to do the house of worship,  
19 certain parking had to be agreed to. So we got a  
20 parking plan done and we've now provided for 30 --  
21 30 parking spaces as opposed to the 27 that are  
22 actually needed for a congregation of 80 people.  
23 Staff has made certain recommendations with respect  
24 to that parking and we are prepared to do exactly

1 what they've requested.

2           Basically that's it. I can't tell you  
3 very much more about the property. Currently it's  
4 leased I believe to a teacher who in fact has  
5 educational meetings of some sort there from time to  
6 time. But the owners and our people would like to  
7 proceed and would like to use it as a house of  
8 worship. Any questions? I'll be happy to try to  
9 field them.

10           MEMBER FUNKE: Yeah, I've got a question.  
11 Have you spoken to the neighbors about the -- your  
12 plans?

13           MR. BOCHTE: I've spoken with  
14 Mrs. Swanson and her husband.

15           MEMBER FUNKE: And -- and what side is  
16 she on?

17           MR. BOCHTE: The west side.

18           MEMBER FUNKE: The west side. And have  
19 you talked to the other neighbor?

20           MR. BOCHTE: I'm sorry?

21           MEMBER FUNKE: Have you talked to the  
22 neighbors across the street or --

23           MR. BOCHTE: -- we have not.

24           MEMBER FUNKE: Okay.

1                   MEMBER BECKER: I have a question. How  
2 do you propose to control the -- the maximum limit  
3 of your congregation? If your congregation is  
4 successful and you bring new people in, how will you  
5 control that and stay within the limit that you've  
6 agreed to?

7                   MR. BOCHTE: Well, they won't -- they  
8 apparently will -- just won't allow more than 80  
9 people to be part of their particular congregation.  
10 There will only be 80 members of the church. And  
11 they won't allow it to get any bigger as long as  
12 there's a limitation from the city in that respect.

13                   MEMBER BECKER: Well, that seems kind of  
14 counter intuitive to a place of worship to limit  
15 membership. I -- I guess I'm kind of stumped by  
16 that answer.

17                   MR. BOCHTE: I -- I don't know -- I don't  
18 know what to tell you other than the fact that --  
19 that we -- we need -- we can't -- we can't operate a  
20 house of worship on that particular piece of  
21 property without having a parking space for every  
22 three people. And the property, the way it's laid  
23 out at this particular point in time, can't  
24 accommodate more than 30 parking spaces. Now,

1 whether they open their doors to more people or less  
2 people, I guess is something -- I -- I mean, I can't  
3 control religious aspects of this. I can only ask  
4 you to do what I think is possibly legal here.

5 MEMBER BECKER: Is there on street  
6 parking, if there would ever be overflow? Would  
7 then the congregation be parking on the street or  
8 would they be limited to the on site parking only?

9 MR. BOCHTE: Well, we're trying to  
10 attempt to keep the congregation within the limits  
11 of 80 so that the parking requirements of the  
12 statute are met.

13 MEMBER WIESE: Okay, can I follow-up on  
14 that? Is -- would it be -- would an option be to  
15 hold additional services so that the congregation  
16 can in fact increase beyond 80? Because my  
17 understanding is there can't be more than 80 people  
18 at one time. Is that correct?

19 MR. BOCHTE: That would be okay, and I  
20 believe that is the way the statute reads and that  
21 is what the law is. So as long as they have no more  
22 than 80 people in a particular congregation at a  
23 time, then they meet and qualify with the parking  
24 regulations. That doesn't mean you can't, I don't

1 think, have a hundred members of the church as long  
2 as they're not congregated at a particular point in  
3 time.

4 MEMBER WIESE: Correct. So they could  
5 add additional worship times to accommodate a larger  
6 --

7 MR. BOCHTE: -- they could. But at this  
8 particular point in time, they don't have that many  
9 people in the membership of the church. So we --  
10 we -- we presented it as everybody, 60 members, and  
11 agreed we're not going to take it over 80 at any  
12 particular point in time.

13 MEMBER WIESE: Got it. Thank you.

14 MEMBER HIBEL: And I think there could be  
15 parking on the street, but I believe it's only on  
16 the south side that allows parking on your side.

17 MR. BOCHTE: Well, we're going to try to  
18 avoid that.

19 MEMBER HIBEL: Okay. Because there's not  
20 --

21 MR. BOCHTE: -- they're going to try to  
22 avoid that because they don't want to be -- you  
23 know, some of the neighbors have -- have --  
24 currently are having some parking problems with

1 people coming from other places and going through  
2 the neighborhood there. So there've been some  
3 traffic problems because of certain multiple --  
4 multiple housing facilities in the area. We're not  
5 trying to add to that. We're probably going to try  
6 to keep parking off of the street and that's why we  
7 want to keep the congregation down to a point where  
8 we don't have to do that. It's not really fair to  
9 the neighbors and we certainly don't want to do it  
10 if we don't have to.

11 CHAIRMAN VARGULICH: Will -- will you  
12 continue to operate in Wheaton? Or -- or will you  
13 move from Wheaton to just here in St. Charles?

14 (Speaking out of hearing.)

15 MR. BOCHTE: Would you continue operating  
16 in Wheaton or just here?

17 Just here.

18 CHAIRMAN VARGULICH: I'm sorry?

19 MR. BOCHTE: Just here.

20 CHAIRMAN VARGULICH: So just here in St.  
21 Charles?

22 MR. BOCHTE: Yes.

23 CHAIRMAN VARGULICH: So okay. And -- and  
24 when you have -- are holding -- currently holding

1 services in Wheaton at First Presbyterian, are those  
2 services at a scheduled time that do not conflict  
3 with the -- the worship services at the Presbyterian  
4 Church?

5 (Speaking out of hearing.)

6 CHAIRMAN VARGULICH: I'm sorry, you have  
7 to come up. You have to come up, please. I'm  
8 sorry, you have to give us your name, spell your  
9 name, your address. You might need to remove your  
10 mask so that our court reporter can take down the  
11 information.

12 MR. BOCHTE: Okay.

13 CHAIRMAN VARGULICH: Thank you.

14 PASTOR CHAI: My name is Manar Chai,  
15 M-a-n-a-r C-h-a-i. Yes, sir.

16 CHAIRMAN VARGULICH: And where -- and  
17 your address, please?

18 PASTOR CHAI: 552 Apache Lane, Carol  
19 Stream, 60188.

20 CHAIRMAN VARGULICH: Thank you.

21 PASTOR CHAI: So it -- so now we are  
22 meeting at a First -- First Presbyterian Church at  
23 Wheaton.

24 CHAIRMAN VARGULICH: Yes.

1 PASTOR CHAI: So three to -- 1:30 to  
2 3:30, we are service. Only at Sunday.

3 CHAIRMAN VARGULICH: Okay. Okay. All  
4 right. And -- and how much of their parking does  
5 your congregation currently use?

6 PASTOR CHAI: Right now we are only used  
7 their, like, 15 parking -- parking space.

8 CHAIRMAN VARGULICH: About 15?

9 PASTOR CHAI: Yeah, about 15.

10 CHAIRMAN VARGULICH: Okay.

11 PASTOR CHAI: So all -- every Sundays  
12 I -- I am counting 15 to 18 cars we have, so we are  
13 parking space.

14 CHAIRMAN VARGULICH: Okay.

15 PASTOR CHAI: Yeah.

16 CHAIRMAN VARGULICH: And -- and so the  
17 services based on the -- the submittal, you're going  
18 to have certain worship services in the morning and  
19 then a break on Sunday, and then you're going to  
20 have services that are in the afternoon starting at  
21 1 and things going until 6 p.m. Is -- and so are  
22 you anticipating that people will only arrive one  
23 time at the church? Say, at 1 o'clock or for a  
24 1 o'clock service and then be there the whole time?

1 Or are they going to leave and other people come? I  
2 mean, I'm just trying to understand how the parking  
3 will work from that standpoint since you're talking  
4 about five hours or more where people will be there.  
5 And does everybody come all at one time?

6 PASTOR CHAI: Yeah, so we are coming only  
7 worship time. So, like, so we start 1 o'clock so  
8 till 1 o'clock we finish, like, 3 o'clock. So not  
9 till we finish all peoples are leaving. So no -- no  
10 come -- no coming people again after -- after  
11 service. Only one time do we have the service.

12 CHAIRMAN VARGULICH: Okay. Okay.

13 MEMBER MACKLIN-PURDY: I have a question.  
14 Do you have events that take place outside, like in  
15 your parking lot? Like, fundraisers or large events  
16 like that?

17 PASTOR CHAI: We don't really make like  
18 this one.

19 MEMBER MACKLIN-PURDY: No.

20 PASTOR CHAI: No.

21 MEMBER BECKER: I have a question for  
22 staff. When we're talking about putting conditions  
23 in the plan, is it -- is it going to be a PD  
24 ordinance? What will it be, special use?

1 (Speaking out of hearing.)

2 MEMBER BECKER: So how would staff handle  
3 the -- the limitation of the number of congregants  
4 on site at any one time? Would it be a condition in  
5 our -- have -- their plans to police that or how  
6 would that work?

7 MR. COLBY: It would be written into the  
8 special use approval ordinance as a condition. So  
9 to the extent that there -- there are complaints  
10 observed, most likely with the number of vehicles  
11 part, we would need to investigate and make sure  
12 that they're complying with the special use  
13 ordinance limitation on the number of attendees at  
14 the services.

15 MS. HITZEMANN: And I'll add to that that  
16 if they exceed that 80 -- 80 people maximum, they  
17 can come back again with a special use amendment to  
18 increase the -- their congregation count if they  
19 need. If they reach that limit and they want to  
20 keep expanding, they do have a lot of area in the  
21 back to expand that parking lot. So if they want to  
22 do that at that time, it would come back again for a  
23 special use. Because it would be an expansion of --  
24 of the special use, so it would be reviewed again

1 and noticed again for the public.

2 MEMBER BECKER: Okay. Follow-up  
3 question. So the -- the proposal with the midweek  
4 Saturday and Sunday activities, whether it's worship  
5 or Bible study, et cetera, will those be written  
6 into the ordinance or is this just given to us for  
7 guidelines?

8 MS. HITZEMANN: I think it's just the  
9 guideline for -- for the parking requirement because  
10 that's how it's really regulated under the code for  
11 the parking is three spaces per the main  
12 congregation area. So I'm assuming these other  
13 meetings aren't going to reach that maximum of the  
14 amount of congregation people. And most likely  
15 will -- it's a bigger building, so most likely would  
16 be happening not even in the congregation area.

17 MEMBER BECKER: So then within the  
18 confines of what we're talking about, the ability to  
19 maybe stagger services to meet the demand would be  
20 acceptable?

21 MS. HITZEMANN: Correct.

22 MEMBER BECKER: Okay. Thank you.

23 CHAIRMAN VARGULICH: Other questions or  
24 comments at this time from our Planning Commission

1 members? Okay. All right. All right.

2 MEMBER HIBEL: Actually I have one. I'm  
3 sorry.

4 CHAIRMAN VARGULICH: Please.

5 MEMBER HIBEL: Is the playground that's  
6 currently there staying on site?

7 MR. BOCHTE: Are we going to leave the  
8 playground?

9 Possibly, possibly not because we have  
10 dumpsters and things now that we're going to have to  
11 relocate. Dumpsters were typically on the parking  
12 spaces. The new parking spaces to the south and the  
13 north and those dumpsters are going to have to be  
14 moved to a different place. So some of the  
15 playground will probably have to be eliminated, at  
16 least to a certain extent. Because I don't know  
17 where else they would put the dumpsters other than  
18 back there.

19 MEMBER HIBEL: These -- would there be a  
20 reason to retain the -- the playground equipment?

21 MR. BOCHTE: No.

22 MEMBER HIBEL: No, okay.

23 MR. BOCHTE: Unless they wanted to do it  
24 as accommodation for their, you know, for -- for

1 their congregation. But there would be no reason  
2 for it, other than for that, convenience.

3 CHAIRMAN VARGULICH: Okay. All right.  
4 Well, we can circle back to our group, but I think  
5 that's all from us for right now.

6 MR. BOCHTE: Okay.

7 CHAIRMAN VARGULICH: All right. I'd like  
8 to open it up to public comments forward hence.  
9 Please come up, state your name, spell your last  
10 name, and your address, please?

11 MS. SWANSON: I'm Mary Lynn Swanson. I'm  
12 at 1715 Howard Street. I'm to the west of this  
13 church. Actually I'm that little blip over there.  
14 This is a 1.6 plus acres of property. The property  
15 behind the school or the -- what will be the church  
16 is quite opened and free. My questions are I'm  
17 going to ask if he's an ordained minister or  
18 preacher.

19 CHAIRMAN VARGULICH: If you could  
20 please -- I'm sorry.

21 MS. SWANSON: Okay.

22 CHAIRMAN VARGULICH: Could you please  
23 speak to us?

24 MS. SWANSON: I'd like to know if the

1 minister is an ordained minister or pastor. And I  
2 understand it affiliates with the Baptist belief.  
3 And I wanted to know if it was affiliated with  
4 another church, and I think you asked that question  
5 as well, and is that the one who's helping finance  
6 and -- and support with their ministry. Those are  
7 my questions for them.

8 I did ask about security concerns.  
9 Living next to this building for 35 years, we have  
10 called the police numerous times for -- for  
11 assistance there. And also I would like to know  
12 what the contact after hours are if we need to  
13 call -- call that facility if there's an emergency.

14 Traffic is probably the biggest concern  
15 that I'm hearing from my neighbors. We are only  
16 able to park on the south side of the street for  
17 good cause. I'm the good cause. And the cause was  
18 my children were hit in 1991 walking across the  
19 street. So as the city then decided to make it a  
20 parking only on the south side of the street because  
21 they were parking on both sides of the street at  
22 that time. So there's only parking between the  
23 drive ways and there's often more than one, two,  
24 three, maybe four cars per family parking there

1 besides their driveways. So parking for the  
2 residents is important. And the traffic flow has  
3 always been, since we lived there, a cut through  
4 neighborhood for traffic. They come down Oak to  
5 19th, come over to Howard Street, skips down 16th  
6 Street over to 14th and gets -- goes out on 38. So  
7 it's never going to change that parking or that  
8 traffic flow problem until somebody decides to  
9 change the traffic, the way the traffic flows in  
10 that neighborhood. And that's beyond my seat.

11 So Sundays and Saturdays during the  
12 difficult times, we're busy. Our traffic areas are  
13 Sunday to Saturday, all different times. So we have  
14 a rush hour when you have -- when we have a rush  
15 hour in St. Charles, our neighborhood has a rush  
16 hour. When there's events over at the fairgrounds,  
17 we have a rush hour. When there's anything going  
18 big on -- on -- over at Costco or anywhere, we have  
19 a rush hour. So it's not just to Monday through  
20 Friday.

21 So the other is the ground maintenance  
22 and the building keep-up. How is that going to be  
23 done, my question to the pastor. Will clean-up and  
24 ground maintenance and building be kept ongoing?

1 Snow employee removal. Currently they do plow.  
2 They -- they -- Dangles had a plow service and the  
3 plow -- I mean, it was fine. The snow would pile up  
4 where they could. So I was just asking about that.  
5 And then the trash. Because with the current  
6 parking situation, where's the trash going to go?  
7 They could move the -- the playground if they choose  
8 to, but where are those bins for -- sorry --  
9 currently it's behind the house in front of the part  
10 of the school building is where the trash bins go.  
11 So that was my question about parking when they've  
12 chosen to do it this way, which makes sense to them  
13 but it doesn't make sense to how they're going to  
14 operate in their building and keep things going.

15 And then they brought up also the  
16 denomination, how big it is, and how it's going to  
17 flow. So that does pose a concern for us where --  
18 of the traffic and the parking. And my question  
19 then to you, too, is since we've seen other churches  
20 and other -- other companies there and they do leave  
21 in time, if and when this -- this church does leave  
22 that area, will it revert back to an RS-3 zoning or  
23 does that have to be rezoned again? So those are my  
24 questions. Any questions from you? Thank you.

1                   CHAIRMAN VARGULICH: I -- I think I can  
2 answer your zoning question.

3                   MS. SWANSON: Okay.

4                   CHAIRMAN VARGULICH: The -- well, the  
5 zoning, the underlying zoning doesn't change. So  
6 it's still RS-3. So this is a special use within  
7 the RS-3. So there's not a rezoning of the property  
8 if they would leave or sell the property next year  
9 or 20 years from now. That's a separate application  
10 that would have to come in. But just to sell the  
11 property, they would not have to rezone, okay. But  
12 I would defer to counsel or the pastor if you can  
13 answer any of the questions that were presented.

14                  MR. BOCHTE: I think it might be easier  
15 if I -- I do.

16                  CHAIRMAN VARGULICH: That's fine.

17                  MR. BOCHTE: Pastor Manar was ordained.  
18 He's an ordained minister and he was ordained in  
19 Burma. They are not dependent upon any other church  
20 for financial --

21                  CHAIRMAN VARGULICH: -- I'm -- I'm sorry,  
22 you have to speak into the microphone.

23                  MR. BOCHTE: They're not --

24                  CHAIRMAN VARGULICH: -- for the court

1 reporter.

2 MR. BOCHTE: Pastor Manar was -- is --  
3 was ordained in Burma some time ago. They do not  
4 depend upon any other church for financial support  
5 or their ministry. As I indicated to Ms. Swanson  
6 earlier, it is their intention to put a full  
7 security system into the building with cameras. The  
8 first point of contact will be Pastor Manar, and  
9 then as with other security systems, there will be  
10 two or three other people to contact in the event  
11 that he is not available.

12 As far as the dumpsters are concerned,  
13 I -- I think we already discussed that. Yes,  
14 they're going to have to be moved and they're  
15 probably going to be moved somewhere in the  
16 playground area. Or another place where they're not  
17 obtrusive to anybody, including any of the neighbors  
18 as we best can. They fully intend to maintain the  
19 property, to keep it maintained, to do the snow  
20 plowing and do all the other necessary things to  
21 keep it looking as good as it possibly can. I -- I  
22 think that may have covered all of your questions,  
23 Ms. Swanson. If you have any others --

24 CHAIRMAN VARGULICH: -- okay.

1 MR. BOCHTE: -- I'd be happy to try to  
2 answer them.

3 CHAIRMAN VARGULICH: Okay. That's okay.  
4 Thank you. Anyone else want to speak? Please.

5 MR. DANGLES: My name is Angelo Dangles.  
6 My wife and myself own the property currently.  
7 We've been maintaining this property, I think we've  
8 been there for 15 years. We put an addition on to  
9 it. We keep our property immaculate. The building  
10 is immaculate. The landscape is immaculate. From  
11 my knowledge, we never had a complaint from a  
12 neighbor, with an exception. In the back where the  
13 playground is, and I don't think it's there anymore,  
14 but I could be wrong, we had a basketball hoop and  
15 on occasion, when nobody's in school, maybe Saturday  
16 or Sunday, certain children, teenagers, would come  
17 and use it, and we had complaints from the neighbors  
18 about the language they were using. The police were  
19 called by me and I believe the -- and I could  
20 understand their complaint, I wouldn't want my  
21 family hearing this kind of language either. I'm  
22 not -- that's understood. But I believe the  
23 basketball net is down or it can be taken down in an  
24 hour, okay.

1           Now, as far as the property goes, the  
2 back of the building is about one acre, around  
3 200 feet by 200 feet. It's completely open. In the  
4 future, if I don't -- I can't speak for the church,  
5 but I'm just saying as a bystander, if parking is  
6 needed, more parking is needed, they could  
7 accommodate a hundred cars back there, okay. If  
8 they need a playground because they're not --  
9 they're going to -- this current playground is going  
10 to be used for parking, you could have -- I can't  
11 even describe what you could do with a playground  
12 back there. But you have a one -- you have one  
13 square acre completely open. You have one tree back  
14 there.

15           So like I say, we -- we were proud to own  
16 that property, and let me say we are good citizens  
17 and at 15 years we owned -- we put -- spent about  
18 \$200,000 in real estate taxes. Our school was for  
19 profit. And we spent over \$200,000 on real estate  
20 taxes. But any property we own, we maintain it  
21 perfectly, okay. That's what we do and we're proud  
22 of that. But we're also proud of the way we love  
23 that building. The building is -- if you drive by,  
24 it's just a beautiful piece of property and the

1 building is maintained beautifully. That's all I  
2 have to say.

3 CHAIRMAN VARGULICH: All right. Thank  
4 you.

5 MR. DANGLES: Thank you.

6 MR. BOCHTE: Just as a brief comment as  
7 Mr. Angelo said, the city was out there and did an  
8 inspection and the only --

9 CHAIRMAN VARGULICH: -- if you could  
10 please use the mic.

11 MR. BOCHTE: I'm sorry.

12 CHAIRMAN VARGULICH: The court reporter  
13 --

14 MR. BOCHTE: -- the city was out and did  
15 an inspection a few weeks ago and the only thing  
16 that they found was that a back staircase was in  
17 need of some repair, which --

18 MR. DANGLES: -- it was repaired.

19 MR. BOCHTE: -- these folks came out and  
20 the next day and took care of it and it's all been  
21 done. So other than that, the city found nothing  
22 wrong with the building whatsoever. And made some  
23 comments to the fact -- to the fact it was in pretty  
24 nice condition.

1                   CHAIRMAN VARGULICH: Thank you. Anyone  
2 else like to speak from a public standpoint?

3                   MR. WILLIAM: James William. 1702 Howard  
4 Street in St. Charles. We live literally across the  
5 street from the school. The issue that we're mainly  
6 concerned with is the traffic issue because when the  
7 school was there in the morning, trying to get out  
8 sometimes, the parents are dropping off their kids,  
9 you can tell sometimes we'd -- they'd get very  
10 agitated and you would have a attitude, so it  
11 wasn't, like, eye contact. You could see there was  
12 a little tension, so -- so to speak. So my biggest  
13 concern is people are people. Even though they have  
14 parking -- parking space where they should park,  
15 they may decide they want to park on the street or,  
16 you know, or you may have issue to say can you move  
17 your car or do whatever. So I think that if the  
18 pastor can definitely enforce that they park in --  
19 within the facility, that would be a good thing, you  
20 know, for all of us concerned.

21                   As far as the traffic issue, I think  
22 that's always going to be an issue. My next door  
23 neighbor, he's got kids. A lot of the cars be  
24 flying, you know, through the street. We've talked

1 about that and I don't know what can be done about  
2 it, you know, if they can put some sort of a speed  
3 bump, you know, just kind of slow the traffic just a  
4 little bit. But aside from that, I think the -- the  
5 couple that will -- will -- the -- the -- the  
6 neighbors that will have the most issue with this --  
7 with the church would be those two over here,  
8 because they're really directly impacted by it. But  
9 if everything is done properly, we should be okay,  
10 and if there's going to be any issues, I'm sure the  
11 pastor will probably see me from time to time  
12 because I'll definitely address it, you know.  
13 Because we -- we've been there for 24 years and, you  
14 know, we're very calm, cool, and collected, and the  
15 school that did their thing, but like I said, you  
16 know, the -- the traffic was always the issue.  
17 Especially in the morning when they're dropping off  
18 the kids and sometimes when they had either bake  
19 sales or whatever meetings they would have, the  
20 block was, like, literally packed.

21           You know, most of the houses are only one  
22 car garages. So if you have neighbors or -- or if  
23 you have visitors, it's hard for them to find  
24 parking. And if something like that's going to

1 happen, at least you can get a heads up, say, hey,  
2 listen, you know what, we have a bake -- because  
3 things can change, things will change. I don't care  
4 what people say, things change, okay. Today we're  
5 talking up front and personal, tomorrow there could  
6 be a hundred people at the church. We don't know  
7 that. And -- and you guys are not going to be in a  
8 position to be monitoring them on a regular basis  
9 and I don't want to be on the -- on the phone with  
10 the St. Charles Police or running across the street,  
11 say, hey, man, you know, you said you -- you were  
12 going to have 25, now you got a hundred people,  
13 what's going on. What's with all these people here.  
14 You know, and you can't -- well, my in laws are in  
15 town, they can't park their cars. So that's all I'm  
16 saying.

17 CHAIRMAN VARGULICH: All right.

18 MR. BOCHTE: Okay.

19 CHAIRMAN VARGULICH: Thank you.

20 Yes?

21 MR. DANGLES: I'm -- I'm sorry to have to  
22 speak twice, but I just want to follow-up on what  
23 that gentleman said.

24 CHAIRMAN VARGULICH: Please.

1 MR. DANGLES: He's -- he's perfectly  
2 right but he -- you gotta remember, when we had the  
3 school there, there was up to 80 children in the  
4 school. And that almost means 80 parents coming in  
5 and out every morning and picking up every evening.  
6 Maybe some had two in the school, so 70 cars.  
7 That's not the -- that's not going to be the current  
8 what's going on. We were five days a week with all  
9 those children and all those cars. This is -- I  
10 can't speak for the church, but it sounds like  
11 Sunday with a lot less people, so I just wanted to  
12 clarify that, but I respect his opinion, I really  
13 do.

14 CHAIRMAN VARGULICH: Thank you. Anyone  
15 else from the public?

16 MR. QUARTUCCIO: Okay. So it sums -- I'm  
17 sorry. My name is Paul Quartuccio.

18 CHAIRMAN VARGULICH: Can you spell your  
19 last name, please?

20 MR. QUARTUCCIO: Q-u-a-r-t-u-c-c-i-o. I  
21 live at 1626 Howard Street, right across the street.  
22 I'm the guy who's got the kids. Hey, we're out,  
23 we're, you know, there's -- it's -- it's a major cut  
24 through. There's a -- traffic is a major issue.

1 When kids got out of school, I don't know why people  
2 have to accelerate so fast. Is there going to be  
3 someone, like, releasing the cars so they don't, you  
4 know, it's not the Indianapolis 500 in front of my  
5 house and we have to duck? Because that's what we  
6 did when the school was there. I get what this  
7 guy's saying that this school is five days a week.  
8 I'm a little -- I -- I'm sorry, but I had a little  
9 hard time understanding what he was saying, that  
10 there's going to be church on Sunday and then maybe  
11 something during the week? I think I need a little  
12 bit more with that. What -- what is maybe something  
13 during the week? And --

14 CHAIRMAN VARGULICH: -- I think within  
15 their application they outlined what they were going  
16 to do.

17 MR. QUARTUCCIO: Okay. Maybe I missed  
18 that. So as -- as it grows and as it gets stronger  
19 and as -- is there going to be, like, funerals, is  
20 there going to be first confirmations, is there  
21 going to be, like, special things, like, as it goes  
22 on? Because like James was saying, you know, it --  
23 things grow and pick up quickly. So I just want to  
24 make sure, you know, if this is approved, which, you

1 know, it's -- it's great, a house of worship is  
2 fantastic. It's a very small property. It is  
3 nicely maintained. I hope it would stay that way,  
4 because it's a very quiet neighborhood. A lot of  
5 old people, a lot of kids. A lot of kids on that  
6 street. So bringing more cars in there is just not  
7 something I'm real excited about, because it's a --  
8 it -- it's -- it's dangerous, guys. It's a  
9 dangerous road. If you guys ever want to see  
10 something, come on Howard Street. It's scary, I'm  
11 scared for my kids. There's a blind corner there.  
12 Somebody's going to get hurt if you guys keep  
13 bringing people in here, it -- that -- I'm just  
14 saying. You guys, just be prepared. I would  
15 strongly recommend this guy have someone release  
16 their cars and just please don't drive like a dick  
17 through my neighborhood. So that's all I have to  
18 say. Thank you.

19 CHAIRMAN VARGULICH: Thank you. Anyone  
20 else from the public at this point? Please.

21 MR. SWANSON: My name's Jan Swanson. I  
22 live next door also. But my only concern is there  
23 is an acre of property behind that and I'm not sure  
24 if they ever have plans in the future to build on

1 that or to add a lot more parking lots or something,  
2 and what contingencies are there to try to keep that  
3 under control. Because that would really, you know,  
4 impact everything in the area if it was left to go  
5 that way, so that's really my only concern is that  
6 large property, because there's nothing there at the  
7 moment. And, you know, you could put a heck of a  
8 lot of cars back there, you know, or big buildings  
9 or whatever they have planned in the future, so  
10 that's my only concern. So.

11 CHAIRMAN VARGULICH: Okay. Thank you  
12 very much. Yes. Anyone else from the public would  
13 like to speak at this point?

14 Okay. All right. So I -- given all of  
15 that input from our -- from residents and from  
16 hearing from our applicant, does anybody else have  
17 any other questions from the Planning Commission or  
18 comments at this point?

19 MEMBER MOAD: I -- I have one and that  
20 would be what is driving the move from Wheaton to  
21 this property in St. Charles?

22 MR. BOCHTE: They don't -- they --  
23 they -- they're allowed to use the Presbyterian  
24 Church in Wheaton --

Transcript of Hearing - In Re Immanuel Myanmar Church  
Conducted on November 2, 2021

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1 CHAIRMAN VARGULICH: -- excuse me.

2 Please use the microphone.

3 MR. BOCHTE: For a lot of the -- I'll  
4 tell you, I'm -- I'm a slow learner. They're  
5 allowed to use the church -- the Presbyterian Church  
6 in Wheaton. They don't own anything. They want to  
7 own their own house of worship.

8 MEMBER MOAD: They want to have a home.

9 MR. BOCHTE: They want to have -- have --  
10 own it and --

11 MEMBER MOAD: -- thank you.

12 MR. BOCHTE: -- and that it be theirs and  
13 the congregations.

14 MEMBER MOAD: Thank you.

15 CHAIRMAN VARGULICH: Okay. Anybody else  
16 have any questions?

17 MEMBER EWOLDT: I -- I have a comment.

18 CHAIRMAN VARGULICH: Yes.

19 MEMBER EWOLDT: You know, I think it  
20 would be good to take into account maybe some sort  
21 of traffic monitor. I see other churches and places  
22 of worship when they're releasing, they do have  
23 someone out there helping traffic flow. If that's  
24 possible for, you know, if -- if the congregation

1 gets bigger, that might be something to consider,  
2 just to be a good neighbor and kind of hold that  
3 place. That's as a recommendation to be a good  
4 neighbor.

5 CHAIRMAN VARGULICH: All right. Any  
6 other questions, anything?

7 MEMBER FUNKE: I -- I've got I guess a  
8 clarification with staff. If, you know, to answer  
9 that question -- man's question, if they were going  
10 to build on, they would have to come back for  
11 another special use, correct?

12 MS. HITZEMANN: Correct. To that point,  
13 it would be an expansion of the special use and so  
14 it would need to be reviewed again by the  
15 commission.

16 MEMBER FUNKE: Okay. Thank you.

17 MS. HITZEMANN: And noticed to the  
18 public.

19 MEMBER FUNKE: Thank you.

20 CHAIRMAN VARGULICH: I have a question  
21 for staff. If -- if the general -- I would have to  
22 say the general concern that we've heard is about  
23 the ability for the congregation to park on the --  
24 on the property itself and that if they spill over

1 on to the streets, whether that's Howard or around  
2 the corner on 16th, that -- that impacts neighbors  
3 and their ability to do the things that they'd like  
4 to do on the weekends, say, specifically Sundays.  
5 If they added two services or if they added a  
6 service on Saturday. But even so, if their parking  
7 either wasn't used efficiently because it's a really  
8 complicated parking layout, so I can see some of  
9 these spaces not being very welcoming to, you know,  
10 to certain people based on their comfort level to  
11 use them. And so then they'll get frustrated and  
12 they'll just start parking automatically on the  
13 street. Not because there's not parking available,  
14 but because the efficiency of the parking layout is  
15 nonexistent. And so at that point if people are  
16 complaining as a resident, what is the process that  
17 the city uses to address that?

18 MR. COLBY: Well, I think with respect to  
19 this current special use approval, if the commission  
20 thinks it's necessary to place some conditions to  
21 prevent attendees at the church from parking on the  
22 streets, that could be written into the special use  
23 approval. And potentially the -- there could be  
24 some regulations placed on the streets so that it's

1 resident only parking. That can be difficult to  
2 enforce, but the standards could be written into the  
3 special use ordinance, which would give the city the  
4 ability to approach the church to take steps to  
5 enforce that more proactively.

6 CHAIRMAN VARGULICH: Okay. All right.  
7 And -- and so then if -- as a follow-up to that,  
8 Russ, if -- if -- because it's always going to be  
9 the concern of neighbors that, hey, I want to do  
10 something on Sunday with my friends and they're all  
11 going to come over, but I end up with not finding --  
12 being able to find parking for my friends, and they  
13 have to park three blocks away because the church  
14 starts at 1 and they're there till 6 o'clock because  
15 people show up for service and then they stay for  
16 fellowship time. So all these cars are just parked  
17 on the street. So at that point then, what -- what  
18 does the city do with respect to that as far as  
19 addressing the special use condition? Even if we  
20 have these things that you're suggesting, which are  
21 good, but, I mean, what would they do about that?

22 MR. COLBY: We would need to approach the  
23 church and communicate with them about the  
24 enforcement of that. You know, in terms of the

1 steps we would take, it's similar to any other type  
2 of -- of zoning ordinance violation. We need to  
3 provide them with a time period to address the  
4 concern. You know, we need to take steps to monitor  
5 that they're in compliance with the requirements and  
6 it would be similar to how any other zoning  
7 regulation is enforced.

8 CHAIRMAN VARGULICH: Okay. Great.  
9 And -- and -- and -- and if they would decide to add  
10 parking as a response to that, just -- and  
11 reconfigure theirs because they have land available,  
12 does that trigger a reason to come back to the  
13 Planning Commission? Or is that just a permit and  
14 then do they have to do storm water management, as  
15 an example? Because currently there's no storm  
16 water management on the property. Everything's just  
17 sheets off either to Howard or just into the  
18 eastern -- eastern side yard, the way the topography  
19 is shaped. So if they add any more pavement, do  
20 they have to comply with storm water management?

21 MR. COLBY: Yeah. So if they were going  
22 to propose to expand the parking lot in any manner,  
23 they would have to comply with all of the city code  
24 requirements, which code trigger the requirement to

1 provide storm water retention. That may not be  
2 currently provided. If they're just adding  
3 additional parking and paving, they could do that  
4 through a permit process. If they were doing  
5 anything to increase the intensity of the use, such  
6 as adding on to the building or increasing the --  
7 the size of the space provided for the congregation,  
8 that would require an amendment to the special use  
9 and, you know, coming before a public hearing  
10 similar to this to increase the intensity of the  
11 use. But they would have the ability just under a  
12 permitting process to add additional parking on to  
13 the site, providing they otherwise met all of the  
14 code requirements.

15 CHAIRMAN VARGULICH: Okay. Okay. But --  
16 but they wouldn't have to provide storm water  
17 management or they may have to --

18 MR. COLBY: -- they -- they may have to.  
19 Depends on -- on the size of the area --

20 CHAIRMAN VARGULICH: -- okay.

21 MR. COLBY: -- that they're adding. But  
22 they would have to comply with any of the applicable  
23 code requirements relative to the area that they're  
24 adding paving.

1 CHAIRMAN VARGULICH: Okay. Okay. Go  
2 ahead.

3 MEMBER BECKER: So getting back to the  
4 discussion about restricting access to the public  
5 right of way via resident parking only, I think that  
6 could be a little slippery slope and maybe an  
7 unintended consequence would be then the neighbors  
8 would have to vet the people that they want to park  
9 there. So maybe we should more carefully consider  
10 something like that if we place a condition on it,  
11 because it might have unintended consequences for  
12 the whole neighborhood. And I don't think that  
13 there's a way to just identify a car based on a  
14 particular site. That may be something that could  
15 be discriminatory. So we should carefully consider  
16 that.

17 CHAIRMAN VARGULICH: Okay. All right.  
18 (Speaking out of hearing.)

19 CHAIRMAN VARGULICH: Please -- please --  
20 please come up to the microphone.

21 MR. BOCHTE: To make -- to just make an  
22 observation that unless I misunderstood, we've had  
23 churches and houses of worship here over the years.  
24 This is not the first one. And I'm not hearing

1 from -- from the folks in the neighborhood that  
2 there's a lot of parking problems. I'm hearing that  
3 there's speeders in the neighborhood who are causing  
4 terrible traffic problems. That's not a function or  
5 an accident of having a house of worship. That's  
6 something totally out of our control and that we  
7 cannot be responsible for. But that's what the  
8 issue is. The issue isn't parking on the street. I  
9 don't hear that from anyone.

10 (Speaking out of hearing and cross talk.)

11 MR. BOCHTE: It's parking, too?

12 MALE VOICE: A hundred percent.

13 MR. BOCHTE: Okay. I'm sorry, I missed  
14 that.

15 CHAIRMAN VARGULICH: Well, and I -- and  
16 just as -- as a clarification, for whatever the  
17 reasons are, there's only parking on the south side  
18 of Howard, okay. So you have the entire length of  
19 Howard where you have private residences on both  
20 sides. Whether they have a one car garage or two  
21 car garage is really immaterial. But because --  
22 whether they have two guests over or six guests  
23 over, you only get a couple cars on their driveway  
24 and then they have to use the street, and there's

1 only parking on one side of the street. So, you  
2 know, weekends, holiday seasons, I would guess  
3 parking becomes a premium, particularly on Howard.  
4 So the -- the need from a resident standpoint, I  
5 believe, for the church to have their congregation  
6 park on the property --

7 MR. BOCHTE: -- we agree --

8 CHAIRMAN VARGULICH: -- is extremely  
9 important so the people who can use their -- the on  
10 street parking the way they've -- would like to use.  
11 Because you can talk about traffic caused by the  
12 school Monday through Friday, but, you know, they  
13 were off on the weekends. They were off all summer,  
14 all right. And so nobody was really at this  
15 building for any number of years on weekends and in  
16 most of the summer. With this agreement for a  
17 special use, that's going to change. And so the  
18 weekends will be impacted potentially if they don't  
19 park on the property. And I think that is a  
20 reasonable and concern that I'm hearing from a  
21 number of the residents who have shown up tonight.  
22 Because there -- it's not only going to be Howard.  
23 As soon as Howard is filled, they'll come on to  
24 16th. And so now you're going to -- the people that

1 wrap around on the east side will be impacted. So I  
2 think that that is an important thing. And whether  
3 we say it's a restriction by posting signs, you  
4 know, that -- that's a hard thing to monitor. I  
5 think what will happen, monitor -- from a monitoring  
6 stand point will be neighbors, if they don't -- if  
7 they don't get to use their -- their parking because  
8 sometime between 1 and 6 their parking lot is full  
9 and there's people parked all -- all over the  
10 streets, that's what's going to cause the problem.

11 MR. BOCHTE: Well, that -- that -- that's  
12 why the statute says -- the ordinance because a  
13 parking square for every three people, because it'll  
14 accommodate that particular group of that -- that --  
15 that congregation of 80. And that's -- that's what  
16 we've done. We've agreed to do all that.

17 CHAIRMAN VARGULICH: Okay. Understood.  
18 Thank you. Please.

19 MS. DULA: My name is Peggy Dula,  
20 D-u-l-a. I live at 1710 Howard, which is  
21 immediately across the street from the school's  
22 entrance. There are parking signs up right now for  
23 the school's use and I wondered if there were plans  
24 to take those down. Because they limit parking for

1 me across the street. It would actually benefit the  
2 church to have them removed. I just wondered if  
3 that was on anyone's agenda.

4 CHAIRMAN VARGULICH: I don't know. Has  
5 staff looked at that or has -- has the applicant  
6 looked at that?

7 MR. BOCHTE: No.

8 MS. DULA: Do you know what I'm speaking  
9 of? Oh. They -- they limit parking during school  
10 hours.

11 (Speaking out of hearing.)

12 MS. DULA: -- anyone. Well --

13 MR. BOCHTE: -- well, yeah -- there  
14 aren't going to be in school, so --

15 MS. DULA: -- right. So I wanted to make  
16 sure because they restrict parking right now --

17 MR. BOCHTE: -- even for you.

18 MS. DULA: For me at -- at the -- it's in  
19 front of your property. So I'd like them removed.

20 MR. BOCHTE: I'm not -- I'm not quite  
21 sure -- I don't think we've -- have any problem with  
22 approaching whatever department we need to approach  
23 to have those signs removed if -- if that's within  
24 our purview. Because we're not going to have --

1 we're not going to have school age --

2 MS. DULA: -- right. It was for the  
3 school's use, so.

4 CHAIRMAN VARGULICH: Okay.

5 MS. DULA: That's all. That's my  
6 concern.

7 CHAIRMAN VARGULICH: Plus I'm assuming  
8 that somebody from public works would be involved  
9 with that?

10 MR. COLBY: Yes. Yes. It's -- the  
11 regulations that are posted are enforced by the  
12 police department. So there may need to be a code  
13 change to accommodate that if it's written into the  
14 code somewhere, or else they -- they could just  
15 potentially just be removed with the change of use.

16 CHAIRMAN VARGULICH: Okay. Okay. Well,  
17 it sounds like something that you could.

18 MR. BOCHTE: Or they have to use  
19 (inaudible) to get up?

20 CHAIRMAN VARGULICH: Sounds like  
21 something that you or, you know --

22 MR. BOCHTE: -- absolutely.

23 CHAIRMAN VARGULICH: The pastor could  
24 coordinate with staff and then work through either

1 with public works or with the police department to  
2 have those signs removed or modified, one of the  
3 two. Okay. Please.

4 MS. SWANSON: Question. Sounds like it's  
5 going to be a lot of monitoring if they can only  
6 bring three people in their car and park that.  
7 Who's going to monitor that, really? And you had a  
8 great suggestion. I believe that you said can you  
9 see what it looks like traffic wise and parking wise  
10 within a certain amount of time. So if that's --  
11 what's the certain amount of time? Six months, a  
12 year? So that would be something to go -- come back  
13 and look at and see. And to the west of the back of  
14 that property is the -- what I only remember it as  
15 Westla Court (phonetic) but it's under a new name,  
16 is that parking lot over there from the Westla Court  
17 Apartments.

18 CHAIRMAN VARGULICH: Yes. Okay. Earlier  
19 you indicated a willingness to adjust your site plan  
20 for the parking layout per the staff comments.

21 MR. BOCHTE: Yes.

22 CHAIRMAN VARGULICH: Is that still  
23 correct?

24 MR. BOCHTE: Yes.

1                   CHAIRMAN VARGULICH: Okay. And I guess I  
2 would take that a little further and say that the --  
3 the two eastern most spaces, so over towards the  
4 shed, are kind of almost unusable because you can't  
5 back out of them once you park. So I think it would  
6 be worthwhile to add a hammer head to the end of  
7 that parking lot.

8                   MR. BOCHTE: Well, keep in mind, though,  
9 where you see 18.5 feet, that's going to be  
10 increased to 24, I believe, 24 feet.

11                   CHAIRMAN VARGULICH: 24.

12                   MR. BOCHTE: So it will make it much more  
13 usable. No?

14                   CHAIRMAN VARGULICH: No. It's a -- it's  
15 a dead end parking area. And -- and either the  
16 spaces won't be used because people won't be able to  
17 back up and turn their car without driving off on to  
18 the grass, or they will be used and then you'll just  
19 end up with a lot of torn up --

20                   MR. BOCHTE: -- so, yeah, we're willing  
21 to consider any suggestions you may have.

22                   CHAIRMAN VARGULICH: So I guess I would  
23 just ask that you do that as well as increase it to  
24 24. I think adding a sign with the median right

1 where you come in the property indicating one way  
2 traffic so that people stay to the right and don't  
3 come to the left when they're coming -- entering the  
4 property would be helpful.

5 And then I -- I would also ask as part of  
6 the initial work or maintenance, are you planning to  
7 seal coat the parking lot to -- before you do this  
8 re-stripping? Or how is that supposed to work from  
9 your standpoint?

10 MR. BOCHTE: I -- I -- I don't know  
11 what -- I have not been out to the property. I  
12 don't know what the condition --

13 (Speaking out of hearing.)

14 MR. DANGLES: I'm sorry.

15 CHAIRMAN VARGULICH: The court reporter  
16 needs to be able to --

17 MR. DANGLES: -- I'm sorry.

18 CHAIRMAN VARGULICH: -- take down  
19 information. Thank you.

20 MR. DANGLES: Yeah. We're -- part of the  
21 agreement was we're going to -- my wife and myself  
22 are going to pay for the re-stripping. Seal coating  
23 I don't -- I have -- it was never mentioned to me.

24 CHAIRMAN VARGULICH: Well, okay. Well, I

1 would ask that you would do that because currently  
2 the parking lot surface washes dirt and gravel on to  
3 the public walk. It's there right now. If you go  
4 there today, there's dirt and gravel from the  
5 parking lot all across the public walk. And I'm  
6 sure that's happened because it just washes down  
7 since -- because there's no drainage structures or  
8 anything. So I -- is there any way to stabilize  
9 your parking lot by seal coating it before you  
10 stripe it?

11 MR. DANGLES: But this is the first I  
12 heard of it, okay. We'll do what we have to do.  
13 We'll do what we have to do, but this is the first  
14 time that was brought up.

15 CHAIRMAN VARGULICH: Okay. Well, I'm  
16 asking.

17 MR. DANGLES: Okay. I mean, you kind of  
18 caught me off guard here, okay.

19 CHAIRMAN VARGULICH: Okay.

20 MR. DANGLES: Up to now my intentions  
21 were to stripe it.

22 CHAIRMAN VARGULICH: And that -- who's  
23 going to handle the additional pavement?

24 MR. DANGLES: Say what?

1                   CHAIRMAN VARGULICH: That's required.  
2                   Based on the staff comments, you have to widen the  
3                   pavement for that eastern parking lot. How is that  
4                   going to be handled?

5                   MR. DANGLES: I can't even visualize what  
6                   you're talking about and I'm not being -- I --  
7                   you're talking about where the playground is now?

8                   CHAIRMAN VARGULICH: Yes.

9                   MR. DANGLES: So first of all, we have  
10                  two more parking spaces that are necessary. Does  
11                  this come into play?

12                  CHAIRMAN VARGULICH: No. No. In the  
13                  eastern lot where it says seven parking spaces on  
14                  the plan above me, right, the eastern lot.

15                  MR. DANGLES: Okay.

16                  CHAIRMAN VARGULICH: Okay. Right now,  
17                  the drive aisle is 18 feet wide.

18                  MR. DANGLES: All right.

19                  CHAIRMAN VARGULICH: And our standard --  
20                  the -- the standard is 24. That is a requirement by  
21                  staff.

22                  MR. DANGLES: Okay.

23                  CHAIRMAN VARGULICH: So you're going to  
24                  have to add 6 feet -- 6 feet of pavement to comply.

1 How is that going to be done?

2 MR. DANGLES: Right now I don't know,  
3 okay.

4 CHAIRMAN VARGULICH: Okay.

5 MR. DANGLES: I'm just being honest with  
6 you. This was never brought to my attention, I  
7 don't know. I have to go out there --

8 CHAIRMAN VARGULICH: -- well, the  
9 attorney has agreed to do it. So I -- that --

10 MR. DANGLES: -- okay. Okay.

11 CHAIRMAN VARGULICH: So that's why I'm  
12 asking.

13 MR. DANGLES: Okay. All I'm saying, I  
14 would have to go out there and physically look at  
15 it, okay. I can't really visualize all this and --  
16 to give you an honest answer. I just can't do it.

17 CHAIRMAN VARGULICH: Okay.

18 MR. BOCHTE: The -- I believe the -- I  
19 wasn't involved in the initial negotiation of the  
20 contract, but I've kind of inherited it and I don't  
21 recall exactly what it provides. But I believe it  
22 provides that the sellers are going to fix the  
23 potholes and do the striping. I don't think it  
24 provides for any resurfacing. But if in fact the

1 special use is conditioned upon resurfacing, one of  
2 us will do it. One way or the other.

3 CHAIRMAN VARGULICH: Okay.

4 MR. BOCHTE: Because if we don't get the  
5 special use, the contract's going to fall apart.

6 CHAIRMAN VARGULICH: Understood.

7 MR. BOCHTE: So I -- I can't tell you  
8 who's going to do it, but if we're forced to do it  
9 or requested, if -- if that's a request that you --  
10 you -- a contingency that you -- you find viable,  
11 somebody will do it.

12 CHAIRMAN VARGULICH: Okay. Thank you.

13 MR. BOCHTE: That's all I can tell you.

14 CHAIRMAN VARGULICH: Thank you. Okay.  
15 Are -- are they required to do site lighting, Russ?  
16 Because there's very limited lighting out there  
17 right now.

18 MR. COLBY: So if this were a new parking  
19 facility of this size, it would require lighting.  
20 But because the addition is only three additional  
21 spaces, it doesn't trigger the requirement.

22 CHAIRMAN VARGULICH: Okay. Okay. Thank  
23 you. Well, at this point --

24 (Speaking out of hearing.)

1 CHAIRMAN VARGULICH: Okay, please.

2 MS. WILLIAM: My name's Valerie William.  
3 I'm at 1702 Howard Street, across the street from  
4 the church. If we're going to talk about lighting,  
5 there is a light on the building now. So our  
6 bedroom's in the front of the house and the light  
7 shines in our bedroom. And in the winter there's a  
8 flag there that if the wind blows, it's like having  
9 a strobe light in our bedroom. So whatever light  
10 you put up, please put it so it faces the ground so  
11 that we don't have a strobe light in our bedroom  
12 every night. I would really appreciate that. Thank  
13 you.

14 CHAIRMAN VARGULICH: Okay. Thank you.  
15 Please.

16 MR. DANGLES: We're -- we're -- I -- I am  
17 not aware of that light and there's a wire hanging  
18 down that's not, you know, shouldn't be hanging down  
19 on the outside of the building, and my electrician  
20 is going to take care of both of those matters,  
21 okay. He just hasn't done it yet but it's going to  
22 be taken care of. The -- the -- we cannot have a  
23 outside wire hanging down. So he's going to deal  
24 with that.

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1 CHAIRMAN VARGULICH: Okay.

2 MR. DANGLES: Hopefully in the next week.

3 CHAIRMAN VARGULICH: Okay. Thank you.

4 Anything further?

5 All right. So does the Planning  
6 Commission feel they have enough information to make  
7 a motion?

8 MEMBER FUNKE: I'm going to make a motion  
9 to close the discussion.

10 MEMBER BECKER: Second.

11 CHAIRMAN VARGULICH: Second, all right.

12 Roll call. Laura Purdy.

13 MEMBER MACKLIN-PURDY: Yes.

14 CHAIRMAN VARGULICH: Colleen Wiese.

15 MEMBER WIESE: Yes.

16 CHAIRMAN VARGULICH: Jeff Funke.

17 MEMBER FUNKE: Yes.

18 CHAIRMAN VARGULICH: Suzanne Melton.

19 MEMBER MELTON: Yes.

20 CHAIRMAN VARGULICH: Zachary Ewoldt.

21 MEMBER EWOLDT: Yes.

22 CHAIRMAN VARGULICH: Jennifer Becker.

23 MEMBER BECKER: Yes.

24 CHAIRMAN VARGULICH: Laurel Moad.

1 MEMBER MOAD: Yes.

2 CHAIRMAN VARGULICH: Karen Hibel?

3 MEMBER HIBEL: Yes.

4 CHAIRMAN VARGULICH: Yes. All right.

5 Our next step is do we have a motion with  
6 respect to this application?

7 MEMBER MACKLIN-PURDY: Well, we talked  
8 about a lot of different things. And I don't know  
9 if we could make it contingent upon just staff  
10 comments or if there's some comments that you would  
11 like to be included as contingent upon this  
12 approval.

13 MEMBER WIESE: It -- it noted or staff  
14 suggested that if we make the motion that we make it  
15 contingent on resolution of all staff comments and  
16 the max number of people at any given time shall not  
17 exceed 80. So that was staff's recommendation and  
18 so we --

19 MEMBER MACKLIN-PURDY: But also anything  
20 that peter Peels strongly about.

21 MEMBER WIESE: Oh.

22 MEMBER MACKLIN-PURDY: That should be  
23 contingent. So that's -- I mean --

24 MR. COLBY: -- if -- if I could

1 interject, if there's specific conditions that you'd  
2 like to see placed on the recommendation, I think  
3 those need to be articulated.

4 MEMBER MACKLIN-PURDY: Correct.

5 MR. COLBY: As part of the -- of the  
6 motion.

7 MEMBER MACKLIN-PURDY: That's --

8 CHAIRMAN VARGULICH: -- correct, yes.

9 MEMBER MACKLIN-PURDY: That's what I  
10 mean. I don't know exactly what Peter would like to  
11 recommend.

12 CHAIRMAN VARGULICH: Russ, I guess as a  
13 point of our -- on this, with respect to the staff  
14 comments, addressing the site plan and the parking  
15 conditions specifically, if I'm remembering them  
16 without -- because I don't have the full report in  
17 front of me, that it did include the eastern  
18 driveway being widened to 24 feet.

19 MEMBER MACKLIN-PURDY: Yes.

20 MS. HITZEMANN: That's correct.

21 CHAIRMAN VARGULICH: Is that correct,  
22 Rachel? Sorry, Rachel.

23 MS. HITZEMANN: Yeah, I wrote it, so,  
24 yeah, though -- yeah, I remember that part, yes,

1 that the -- for the three spaces, that part needs to  
2 be increased to 24 feet.

3 CHAIRMAN VARGULICH: Okay. Fine. And  
4 then it -- because they're going to have to relocate  
5 the trash enclosures, if you will, or where  
6 they're -- may holding the refuse, do they have to  
7 screen that, you know, does that fall under our  
8 ordinances, right?

9 MR. COLBY: Yes, that's -- that's a code  
10 requirement that would apply that would need to be  
11 screened from public streets and from residential  
12 properties.

13 CHAIRMAN VARGULICH: Properties, correct.  
14 Okay. Okay. And then we have our standards for  
15 those things, so that's fine. Okay. All right.  
16 Okay. All right. So would anybody --

17 MEMBER MACKLIN-PURDY: -- so I'm  
18 comfortable making a -- I would -- I am going to  
19 suggest that Immanuel Myanmar Church, 1713 Howard  
20 Street application for a special use, be approved  
21 based on -- contingent upon staff comments and that  
22 it written in there the maximum number of people at  
23 any given church service shall not exceed 80.

24 MEMBER WIESE: Second.

1                   CHAIRMAN VARGULICH: Second, all right.  
2                   Is there any discussion on that?

3                   All right. And I would -- I would like  
4                   to ask to amend the motion.

5                   MEMBER MACKLIN-PURDY: Okay, sure.

6                   CHAIRMAN VARGULICH: And I would want to  
7                   include in as an extension of the staff comments the  
8                   condition that they add the technical term of  
9                   hammerhead. I think staff will understand what I'm  
10                  talking about, to the end of the east parking lot so  
11                  that the -- the two eastern most spaces can function  
12                  effectively as spaces. And the -- the -- the  
13                  parking lot after the paving is added be seal coated  
14                  before striping. So that would be my amendment to  
15                  the motion. Any --

16                  MEMBER MOAD: -- second.

17                  CHAIRMAN VARGULICH: Second, okay. So  
18                  we'll take a -- a vote on the amendment. Roll call  
19                  on the amendment.

20                  MEMBER BECKER: Can I ask a question  
21                  about your amendment?

22                  CHAIRMAN VARGULICH: Yes.

23                  MEMBER BECKER: Is -- is there adequate  
24                  room to put that in and meet all setbacks, to put a

1 hammerhead type configuration in?

2 MR. COLBY: The setback requirement -- do  
3 you have that, Rachel?

4 MS. HITZEMANN: Can't pull up the city  
5 code. I think it's (speaking under breath).

6 MR. COLBY: Yeah. We believe it's a five  
7 foot setback.

8 CHAIRMAN VARGULICH: Yeah. So there  
9 would be enough room.

10 MR. COLBY: There -- there'd be room to  
11 add some additional space to create a hammerhead.

12 CHAIRMAN VARGULICH: Yeah.

13 MEMBER BECKER: So your motion would --  
14 the underlying part of it would be in compliance  
15 with whatever underlying setback requirements --

16 CHAIRMAN VARGULICH: -- yes. For  
17 pavement from a property line, correct. Correct.  
18 Yes. Yes. Because it looks like there's about  
19 18 feet or so from the current parking lot to the  
20 property line. 16, 18 feet. So if 8 feet was added  
21 at 24 feet wide to max the drive aisle, then you'd  
22 still be set back far enough from the property line  
23 to meet our current requirements. Okay. That okay,  
24 Suzanne? Is that all right? For you?

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1 MEMBER BECKER: Oh, you're talking --

2 CHAIRMAN VARGULICH: -- yes.

3 MEMBER BECKER: I can't see through all  
4 the layers.

5 CHAIRMAN VARGULICH: I understand.  
6 That's all right.

7 MEMBER BECKER: Yeah. As long as it --  
8 as long as that shed isn't going to be compromised  
9 at all, but yeah.

10 CHAIRMAN VARGULICH: No. All right. So  
11 second. And so roll call. All right. So Laura  
12 Purdy.

13 MEMBER MACKLIN-PURDY: Yes.

14 CHAIRMAN VARGULICH: Colleen Wiese.

15 MEMBER WIESE: Yes.

16 CHAIRMAN VARGULICH: Jeff Funke.

17 MEMBER FUNKE: Yes.

18 CHAIRMAN VARGULICH: Suzanne Melton.

19 MEMBER MELTON: Yes.

20 CHAIRMAN VARGULICH: Zach Ewoldt.

21 MEMBER EWOLDT: Yes.

22 CHAIRMAN VARGULICH: Jennifer Becker.

23 MEMBER BECKER: Yes.

24 CHAIRMAN VARGULICH: Laurel Moad.

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1 MEMBER MOAD: Yes.

2 CHAIRMAN VARGULICH: Karen Hibel.

3 MEMBER HIBEL: Yes.

4 CHAIRMAN VARGULICH: Yes. All right. So  
5 we've -- we have a motion, a second, an amended and  
6 approved.

7 So roll call on the amendment or roll  
8 call on the approval. Laura Purdy.

9 MEMBER MACKLIN-PURDY: Yes.

10 CHAIRMAN VARGULICH: Colleen Wiese.

11 MEMBER WIESE: Yes.

12 CHAIRMAN VARGULICH: Jeff Funke.

13 MEMBER FUNKE: Yes.

14 CHAIRMAN VARGULICH: Suzanne Melton.

15 MEMBER MELTON: Yes.

16 CHAIRMAN VARGULICH: Zach Ewoldt.

17 MEMBER EWOLDT: Yes.

18 CHAIRMAN VARGULICH: Jennifer Becker.

19 MEMBER BECKER: Yes.

20 CHAIRMAN VARGULICH: Laurel Moad.

21 MEMBER MOAD: Yes.

22 CHAIRMAN VARGULICH: Karen Hibel.

23 MEMBER HIBEL: Yes.

24 CHAIRMAN VARGULICH: Yes.

1 All right. We are done with this item on  
2 our Planning Commission. Thank you.

3 All right. So next is Wheaton  
4 Development Board Additional Business. Will -- Russ  
5 and Ellen, will we have items for our next meeting?

6 MS. JOHNSON: Not -- I don't believe we  
7 have any items set (inaudible) for this meeting.

8 CHAIRMAN VARGULICH: Okay.

9 MS. JOHNSON: So (inaudible) but we'll  
10 send out a notice if it is (inaudible).

11 CHAIRMAN VARGULICH: Okay. Just curious  
12 for now. All right. Thank you. All right. And --  
13 well, all the public's leaving so we're all done  
14 there. All right. I'm going to recommend  
15 adjournment of the Planning Commission at 8:10. Can  
16 I get a --

17 MEMBER FUNKE: -- like a motion to close?

18 CHAIRMAN VARGULICH: Yes.

19 MEMBER WIESE: Yes. Second.

20 CHAIRMAN VARGULICH: And a second.

21 Everybody sigh aye.

22 MULTIPLE VOICES: Aye.

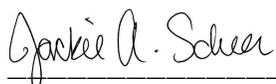
23 CHAIRMAN VARGULICH: Good night.

24 (The recording was concluded.)

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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

NOVEMBER 9, 2021