

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, DECEMBER 5, 2023**

Members Present: Peter Vargulich
Laurel Moad
Karen Hibel
Zach Ewoldt
Chris Studebaker

Members Absent: Jeffrey Funke
Colleen Wiese
Dave Rosenberg
Gary Gruber

Also Present: Rachel Hitzemann, Planner
Bruce Sylvester, Assistant Director CD-Planning & Engineering
Court Reporter

1. Call to order

Chair Vargulich called the meeting to order at 7:02 p.m.

2. Roll Call

Chair Vargulich called the roll. A quorum was present.

3. Pledge of Allegiance

4. Presentation of minutes of the September 19, 2023 meeting of the Plan Commission

Motion was made by Mr. Ewoldt, seconded by Ms. Hibel and unanimously passed by voice vote to approve the minutes of the September 19, 2023 Plan Commission meeting.

5. Norway Maple Resubdivision, 505 & 511 Prairie Street (Maurice McNally, Avondale Custom Homes)
Application for Final Plat (Minor Subdivision)

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

Motion was made by Mr. Studebaker and seconded by Ms. Moad to recommend approval of an Application for Final Plat (Minor Subdivision) for Norway Maple Resubdivision, 505 & 511 Prairie Street (Maurice McNally, Avondale Custom Homes), subject to resolution of all staff comments.

Roll call vote:

Ayes: Moad, Hibel, Ewoldt, Studebaker, Vargulich

Nays:

Absent: Funke, Wiese, Rosenberg, Gruber

Motion carried: 5-0

- 6. Cityview Resubdivision (Stonewood Properties & Development LLC)**
Application for Final Plat (Minor Subdivision)

This item was postponed to an undetermined meeting date.

- 7. Public Comment - None**

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

- 9. Weekly Development Report**

- 10. Meeting Announcements**

- a. Plan Commission

Tuesday, December 19, 2023 at 7:00pm Council Chambers

Wednesday, January 3, 2024 at 7:00pm Council Chambers

Wednesday, January 17, 2024 at 7:00pm Council Chambers

- b. Planning & Development Committee

Monday, December 11, 2023 at 7:00pm Council Chambers

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

- 11. Adjournment at 7:07 p.m.**



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Transcript of Hearing - Report of Proceedings

Date: December 5, 2023

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, December 5, 2023
7:02 p.m. CST

Job No.: 473436
Pages 1 - 11
Reported by: Kristine Wesner, CVR

Transcript of Hearing - Report of Proceedings
Conducted on December 5, 2023

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

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ST. CHARLES CITY HALL

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2 East Main Street

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St. Charles, Illinois 60174

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630.377.4400

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22 Pursuant to agreement, before Kristine

23 Wesner, Certified Verbatim Reporter, and Notary

24 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 VARGUILCH, Chairperson
- CHRIS STUDEBAKER, Commissioner
- ZACHARY EWOLDT, Commissioner
- LAUREL MOAD, Commissioner
- KAREN HIBEL, Commissioner

ALSO PRESENT:

- Rachel Hitzemann, Planner
- Bruce Sylvester, Assistant Director
CD-Planning & Engineering
- Cathal Conaty, Petitioner
- Kevin McNally, Petitioner

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C O N T E N T S

ITEM NUMBER	STATUS	PAGE
5	Passed	6
6	Postponed	9

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P R O C E E D I N G S

CHAIRMAN VARGULICH: All right. Good evening, everyone. This is the meeting of the St. Charles Plan Commission. We're going to call the meeting to order.

Roll call. Laurel Moad?

MEMBER MOAD: Here.

CHAIRMAN VARGULICH: Colleen Wiese?

(No response.)

CHAIRMAN VARGULICH: Jeff Funke?

(No response.)

CHAIRMAN VARGULICH: Karen Hibel?

MEMBER HIBEL: Here.

CHAIRMAN VARGULICH: Zach Ewoldt?

MEMBER EWOLDT: Here.

CHAIRMAN VARGULICH: Dave Rosenberg?

(No response.)

CHAIRMAN VARGULICH: Gary Gruber?

(No response.)

CHAIRMAN VARGULICH: Chris Studebaker?

MEMBER STUDEBAKER: Yes.

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

(The Pledge of Allegiance was recited.)

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1 CHAIRMAN VARGULICH: Thank you.

2 Now, for the presentation of the
3 meeting minutes from our September 19th -- which
4 was -- wow, a while ago -- okay -- September 19th
5 meeting. Do we have a motion to approve?

6 MEMBER EWOLDT: I'll make that motion.

7 MEMBER HIBEL: Second.

8 CHAIRMAN VARGULICH: And a second?

9 All those in favor?

10 (Chorus of ayes.)

11 CHAIRMAN VARGULICH: Opposed?

12 (No response.)

13 CHAIRMAN VARGULICH: All right.

14 Item 5: Norway Maple Resubdivision [sic], 505 and
15 511 Prairie Street. The applicant is asking for a
16 minor plat -- a final plat -- excuse me -- minor
17 subdivision, filed by Maurice McNally, Avondale
18 Custom Homes; PUD amendment, filed by Bob
19 Rasmussen.

20 This is not a public hearing. It's
21 required for this application. Staff can provide
22 a summary and make any kind of minor presentation.

23 Rachel?

24 MS. HITZEMANN: I have a couple

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1 comments. It was filed by Avondale Custom Homes,
2 not Bob Rasmussen.

3 CHAIRMAN VARGULICH: Okay.

4 MS. HITZEMANN: And then to just note
5 that staff doesn't have any major comments or
6 concerns with the subdivision.

7 CHAIRMAN VARGULICH: Okay. Perfect.

8 All right. The applicant would like to
9 present, please, and if you could state your name
10 and address for the record, please.

11 MR. CONATY: My name is Calhoun
12 Connery. I'm with Avondale Custom Homes.

13 MR. MCNALLY: Kevin McNally, Avondale
14 Custom Homes.

15 CHAIRMAN VARGULICH: Okay.

16 MR. CONATY: So what we're proposing,
17 basically, on these lots, which were the
18 original --

19 MS. HITZEMANN: I'm sorry to interrupt.
20 Could you speak into the microphone, please, for
21 our court reporter? Sorry.

22 MR. CONATY: Sorry, Rachel.

23 So originally Lots 1, 2, and 3 of
24 Block 2, they've been purchased. Lot 1 and 2 were

1 a combined lot, which was a double lot, and so we
2 have Lot 3 attached to it. We're just proposing
3 to change the configuration to make it two lots,
4 and it's facing out onto Fifth Street.

5 CHAIRMAN VARGULICH: All right. Any
6 questions by Plan Commission members how this is
7 working? Seems pretty straight forward. Does
8 anybody have any questions?

9 MEMBER EWOLDT: For the sake of asking
10 a question --

11 MR. CONATY: Yes, sir.

12 MEMBER EWOLDT: -- will the driveways
13 both be along Fifth Street or --

14 MR. CONATY: Yes. They'll both be off
15 Fifth Street.

16 MEMBER EWOLDT: That's what I figured,
17 but I just want to ask.

18 MR. CONATY: No problem.

19 MEMBER STUDEBAKER: I'll make a
20 recommendation to approve the final plat
21 subdivision -- or resubdivision -- subdivision
22 505 -- in Norway Maple resubdivision, 505 and
23 511 Prairie Street.

24 MEMBER MOAD: Second.

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1 CHAIRMAN VARGULICH: Motion and second.

2 Any discussion? Okay.

3 Roll call. Laurel Moad?

4 MEMBER MOAD: Yes.

5 CHAIRMAN VARGULICH: Karen Hibel?

6 MEMBER HIBEL: Yes.

7 CHAIRMAN VARGULICH: Zach Ewoldt?

8 MEMBER EWOLDT: Yes.

9 CHAIRMAN VARGULICH: Chris Studebaker?

10 MEMBER STUDEBAKER: Yes.

11 CHAIRMAN VARGULICH: Myself? Yes.

12 All right. Thank you very much.

13 MR. CONATY: Thank you very much.

14 CHAIRMAN VARGULICH: Item 6 is CityView
15 resubdivision. That is being pushed to another
16 meeting while they're resolving engineering
17 comments. So it was in your package, but there's
18 a late change, if you will.

19 Any public comment? Public? Any
20 comment? All right. Just checking. You guys are
21 hanging back there.

22 All right. Any additional business by
23 our Plan Commission? No? Anybody? Nothing too
24 exciting? Everybody got their weekly development

1 report?

2 Are we going to have a meeting on the
3 19th?

4 MR. SYLVESTER: I'm pretty sure we will
5 not.

6 CHAIRMAN VARGULICH: Will not. Okay.
7 Will not. All right. Well, we'll look for formal
8 notification later, but it looks like our
9 calendars will be free for the 19th.

10 All right. Is there a motion to
11 adjourn?

12 MEMBER MOAD: So moved.

13 MEMBER EWOLDT: Second.

14 MEMBER HIBEL: Second.

15 CHAIRMAN VARGULICH: All right. All
16 those in favor?

17 (Chorus of ayes.)

18 CHAIRMAN VARGULICH: This meeting is
19 adjourned at 7:07. Thank you.

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CERTIFICATE OF REPORTER - NOTARY PUBLIC

I, Kristine Wesner, CVR, the officer before whom the foregoing proceeding was taken, do hereby certify that the foregoing transcript is a true and correct record of the testimony given; that said testimony was taken by me and thereafter reduced to typewriting under my direction; that reading and signing was not requested; 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 8th day of December, 2023.



My Commission Expires: July 02, 2025