

**MINUTES
CITY OF ST. CHARLES, IL
PLAN COMMISSION
TUESDAY, SEPTEMBER 19, 2023**

Members Present: Karen Hibel
Jeffery Funke
Zach Ewoldt
Dave Rosenberg
Gary Gruber
Peter Vargulich

Members Absent: Laurel Moad
Colleen Wiese
Chris Studebaker

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

1. Call to order

Chair Vargulich called the meeting to order at 7:00 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 6, 2023 meeting of the Plan Commission

Motion was made by Mr. Funke, seconded by Ms. Hibel and unanimously passed by voice vote to approve the minutes of the September 6, 2023 Plan Commission meeting.

5. 405 Illinois Ave., Heritage Square II PUD (Bob Rasmussen)

Application for Special Use (PUD 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 Mr. Funke to close the public hearing. Seconded by Mr. Rosenberg.

Roll call vote:

Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Vargulich

Nays:

Absent: Moad, Wiese, Studebaker

Motion carried: 6-0

b. Discussion and Recommendation

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

Motion was made by Mr. Ewoldt and seconded by Ms. Hibel to recommend approval of an Application for Special Use (PUD Amendment) for 405 Illinois Ave., Heritage Square II PUD, with a condition that one affordable unit be provided.

Roll call vote:

Ayes: Hibel, Ewoldt

Nays: Funke, Rosenberg, Gruber, Vargulich

Absent: Moad, Wiese, Studebaker

Motion failed: 2-4

Motion was made by Mr. Gruber and seconded by Mr. Funke to recommend approval of an Application for Special Use (PUD Amendment) for 405 Illinois Ave., Heritage Square II PUD.

Roll call vote:

Ayes: Hibel, Funke, Ewoldt, Rosenberg, Gruber, Vargulich

Nays:

Absent: Moad, Wiese, Studebaker

Motion carried: 6-0

6. Public Comment - None

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

8. Weekly Development Report

9. Meeting Announcements

a. Plan Commission

Tuesday, October 3, 2023 at 7:00pm Council Chambers

Tuesday, October 17, 2023 at 7:00pm Council Chambers

Tuesday, November 7, 2023 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, October 9, 2023 at 7:00pm Council Chambers

Monday, November 13, 2023 at 7:00pm Council Chambers

10. Adjournment at 7:30 p.m.



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Transcript of Hearing

Date: September 19, 2023

Case: St. Charles Plan Commission

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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES, ILLINOIS

-----x
In Re: 405 Illinois Avenue :
Heritage Square II PUD :
Application for Special Use :
(PUD Amendment) :
-----X

HEARING
St. Charles, Illinois 60174
Tuesday, September 19, 2023
7:00 p.m.

Job No.: 473428
Pages: 1 - 33
Reported By: Stephanie A. Battaglia, CSR, RMR,
CRR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

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13 Before Stephanie A. Battaglia, a Certified

14 Shorthand Reporter and a Notary Public in and for

15 the State of Illinois.

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1 PRESENT:

2 PETER VARGULICH, Chairman

3 KAREN HIBEL, Member

4 JEFFREY FUNKE, Member

5 ZACHARY EWOLDT, Member

6 DAVE ROSENBERG, Member

7 GARY GRUBER, Commissioner

8

9 ALSO PRESENT:

10 ELLEN JOHNSON, Planner

11 BRUCE SYLVESTER, Assistant Director of CD
12 Planning

13

14 PUBLIC AUDIENCE SPEAKERS:

15 BOB RASMUSSEN

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Transcript of Hearing
Conducted on September 19, 2023

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I N D E X

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Transcript of Hearing
Conducted on September 19, 2023

5

1 CHAIRMAN VARGULICH: The meeting of the
2 St. Charles Plan Commission is called to order at
3 7:02.

4 Roll call:

5 Laura Moad?

6 (No response.)

7 Colleen Wiese?

8 (No response.)

9 CHAIRMAN VARGULICH: Jeff Funke?

10 MEMBER FUNKE: Here.

11 CHAIRMAN VARGULICH: Karen Hibel?

12 MEMBER HIBEL: Here.

13 CHAIRMAN VARGULICH: Zach Ewoldt?

14 MEMBER EWOLDT: Here.

15 CHAIRMAN VARGULICH: Dave Rosenberg?

16 MEMBER ROSENBERG: Here.

17 CHAIRMAN VARGULICH: Gary Gruber?

18 MEMBER GRUBER: Here.

19 CHAIRMAN VARGULICH: Chris Studebaker?

20 (No response.)

21 CHAIRMAN VARGULICH: Pledge of Allegiance,
22 please.

23 (The Pledge of Allegiance was recited.)

24 CHAIRMAN VARGULICH: Thank you very much.

1 Presentation of the meeting minutes from
2 September 6 meeting of the Plan Commission.

3 Is there a motion to approve?

4 MEMBER FUNKE: I make a motion.

5 MEMBER HIBEL: Second.

6 CHAIRMAN VARGULICH: Second.

7 All those in favor?

8 (Chorus of ayes.)

9 CHAIRMAN VARGULICH: Opposed?

10 (No response.)

11 CHAIRMAN VARGULICH: It is carried.

12 Item 5, application for a special use
13 requesting a PUD amendment filed by Bob Rasmussen.

14 A public hearing is required for this
15 application. It is the goal of the Plan
16 Commission to conduct public hearings on zoning
17 applications that are filed with the city, the
18 procedures.

19 We are having a minor shift, staff provide
20 a summary of the application and the applicant
21 will make a presentation, then we will take
22 questions from the Plan Commission and the public,
23 followed by the direct comments about the project
24 from the public or anyone else wishing to give

1 testimony.

2 When the Plan Commission feels it has
3 gathered enough evidence to make a recommendation
4 we will close public hearing. The Plan Commission
5 will then discuss the evidence gathered relative
6 to the PUD criteria, which is all in the reports,
7 and a vote on this will be a recommendation. The
8 application will then go before the Planning and
9 Development Committee.

10 Before we begin, anyone who wishes to give
11 testimony both for and against or provide comments
12 please be sworn in.

13 Just you tonight, Bob.

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

16 MR. RASMUSSEN: I do.

17 CHAIRMAN VARGULICH: Perfect.

18 I am sure you know that as when you speak
19 please come up to the lectern, state your name,
20 spell your last name and state your address.

21 I will also note for the record that the
22 official meeting packet that was posted on the
23 City's website is part of the public hearing
24 record, so all of those exhibits and reports are

1 part of the public record.

2 Staff, can you please provide our
3 applicant's summary?

4 MS. JOHNSON: Thank you.

5 The subject property at 405 Illinois
6 Avenue is a two-story office building located in
7 the Heritage Square II PUD. The PUD encompasses
8 four buildings, two office buildings along
9 Illinois Avenue and two multifamily buildings
10 behind the lot on Indiana. Shared parking between
11 the buildings is in the interior of the lot.

12 Bob Rasmussen has filed an application for
13 special use requesting an amendment to the
14 Heritage Square II PUD. The PUD ordinance limits
15 the number of apartment units on the property to
16 13.

17 Proposed is to convert 405 Illinois Avenue
18 from office to eight apartment units. Each unit
19 would have one bedroom. Existing parking in the
20 PUD is adequate for the change in use. The office
21 use actually has a higher parking requirement than
22 the proposed residential use.

23 So public hearing is required, and once
24 the hearing is closed the commission can make a

1 recommendation. This is a single finding for PUD
2 applications, which is whether the proposal is in
3 the public interest.

4 The applicant has provided responses to
5 the PUD criteria and the application packet, and I
6 will turn it over to the applicant.

7 CHAIRMAN VARGULICH: Thank you.

8 Bob, if you could come up and give us your
9 presentation.

10 MR. RASMUSSEN: I am Bob Rasmussen,
11 R-A-S-M-U-S-S-E-N, 10 Illinois Street, Unit 5C,
12 St. Charles.

13 Good to see you all this evening.

14 Heritage Square II I think is right now
15 20 years old, I think we started it in '03 and
16 finished in '05, 18 years old. Anyhow, it's been
17 a good run over there.

18 We fought hard to get the mixed use with
19 the parking situation there and won many awards
20 through Kane County at the time for this type of a
21 development, and it's been very successful.

22 The tide has changed, office space is a
23 little more difficult to rent. I have a tenant in
24 this particular building that's been there, I

1 believe, from day one and expanded throughout the
2 years to take up three out of the four units, it
3 is really two units on each floor, and he will be
4 leaving on December 31; kind of outgrown the
5 space.

6 So it's kind of a positive thing for us
7 because it's Goodman Psychiatrists or Psychology,
8 it gets a little bit over-parked in the evenings
9 because different than typical office space the
10 concept when I did this 20 years ago was people
11 will go to work in the morning, leave their
12 apartments, people come to work in the office
13 space, it will all commingle and work great.
14 Well, you get the counselors, guess what, they
15 counsel in the evenings and Friday and Saturday
16 and Sunday.

17 It's been a little difficult that way and
18 has been some parking on Fourth Avenue and I think
19 this change of use will alleviate that completely,
20 as you can see, the parking gets greatly better to
21 the original ordinances. And I think it's
22 beneficial to the neighborhood that way as well.

23 We are surrounded by residential on all
24 sides except for my development to the east, which

1 has some office space in it as well. So I think
2 that conforms to what I am asking for tonight.

3 I am not 100% convinced when we will do
4 this and how many units we will do at a time. So
5 what I have asked in the PUD amendment is just to
6 amend Exhibit B, which clearly states a mix of 13
7 residential units to now increase it to 21
8 residential units.

9 And then I may do two of them this winter,
10 I may do eight of them this winter, it depends. I
11 have got the spaces up for lease right now, we may
12 lease one of those three spaces, we may lease two,
13 we may lease none, and that will kind of determine
14 what I do long-term in that building. But I think
15 the best use for the project as well as the
16 neighborhood and the city would be residential
17 use.

18 That's really all I have to say, but I am
19 here to answer any questions you might have.

20 CHAIRMAN VARGULICH: Commissioners?

21 MEMBER FUNKE: I have got a question.

22 Do you need two exits for residential?

23 MR. RASMUSSEN: No.

24 MEMBER FUNKE: You don't.

1 MR. RASMUSSEN: It's been confirmed with
2 fire, building, and Dan Marshall of course onsite.
3 Nor do we need an elevator, as long as there's
4 ADA-compliant units on the first floor.

5 CHAIRMAN VARGULICH: I was going to ask if
6 you were keeping the elevator, I think there is an
7 elevator.

8 MR. RASMUSSEN: That's the other
9 challenge, I have an elevator, all three, three of
10 them in this project. The company went out of
11 business after '08, can no longer get parts. I am
12 in a dilemma of extreme expenditures when these
13 things break down and probably need to start
14 replacing them, very expensive.

15 And that's one more reason to consider
16 residential because I am not required to have an
17 elevator at that point. It gives me some space,
18 too, in the building.

19 MEMBER HIBEL: So just adding to, so the
20 door that is on Unit 1B is that door going away
21 then on the corner of Fourth and Illinois? There
22 is a door, a side door.

23 MR. RASMUSSEN: Probably not. I think
24 that's a nice access point for that unit.

1 MEMBER HIBEL: They would have two access
2 for that unit.

3 MR. RASMUSSEN: They could, yes. It's not
4 required, but they could based on that drawing
5 that you have in front of you.

6 That drawing of course is very
7 preliminary. We were just trying to show the City
8 how it would work if we did it so we had Alan from
9 the building department over, we talked to Mike
10 and Tom was over as well at a site meeting, talked
11 to the fire department, Dan went through all the
12 codes and requirements, and that's kind of the
13 best scenario we came up with at this point.

14 MEMBER ROSENBERG: One question. Just to
15 confirm, the only commercial tenant in there is
16 Goodman, and they plan on leaving anyway?

17 MR. RASMUSSEN: No. There is four units
18 basically, two on each floor split by that
19 staircase. I am actually on the first floor,
20 Goodman are on the first floor, B, second floor C
21 and D.

22 MEMBER ROSENBERG: Okay.

23 MR. RASMUSSEN: I am in Unit A as well as
24 a legal firm. But I can move any day, any time.

1 MEMBER EWOLDT: Over the course of this
2 building it's been fairly well leased until you
3 said they are expanding, Goodman is leaving to
4 expand?

5 MR. RASMUSSEN: They wanted to get 15
6 individual offices, which we found a way to do it.
7 The problem is the staircase splits those units, I
8 don't think that is real friendly in their eyes
9 because they can't really get through those spaces
10 upstairs, so they have multiple receptions, it is
11 just not the best space for them.

12 I didn't fight real hard to keep them, to
13 be honest with you, because of the parking
14 situation.

15 MEMBER EWOLDT: How long have you been
16 trying to market the office space then you said?

17 MR. RASMUSSEN: We put it on the LoopNet
18 immediately, probably about three months ago.

19 MEMBER EWOLDT: I understand the request
20 for the residential with it being a mixed use
21 concept, comprehensive plan indicates your
22 property as well as several other in the area for
23 mixed use, the more residential you put there --
24 well, you know, several more residents close to

1 the downtown, the concept of the mixed use, mixed
2 use you have eight tenants possibly, that's not
3 the same as the drawing we did for office uses and
4 daytime population of office employees.

5 I am responding to justify in such a short
6 timeframe to switch to all to residential because
7 at that point you would be, what, 75% of the
8 building would be residential in this development?
9 You would have only one building left.

10 MR. RASMUSSEN: Yes, that's correct, on
11 this side of the block.

12 MEMBER EWOLDT: I kind of see what is
13 stopping you from asking for the next building to
14 be changed?

15 MR. RASMUSSEN: In this particular
16 Heritage Square II?

17 MEMBER ROSENBERG: Yes.

18 MR. RASMUSSEN: Obviously I wouldn't, we
19 wouldn't meet most of these criteria. We are in
20 the ballpark of meeting original zoning, let alone
21 it is a PUD.

22 I also went back to the original minutes
23 from the zoning meetings we had back in whatever
24 it was, '05 or '03, and read the transcripts and

1 everything, there is no question all the neighbors
2 and everybody wanted more residential, and we can
3 pull those transcripts.

4 Now, times have changed, it's 18 years
5 later, but I think they have changed more to
6 residential than office at this point in time.

7 So based on those facts, too, from that
8 discussion back then it was a different group of
9 people obviously, and a different counsel, but it
10 was crystal clear there. And it was somewhat
11 arduous to get it approved the way I did.

12 I think it was the right thing to do at
13 the time. I do not think it's the right thing to
14 do at this time.

15 We have got some other places in town that
16 we own, it's extremely difficult. I have got a
17 place in River Oaks that's been vacant for two
18 years. We have got vacancies on First Street that
19 are happening right now as we speak and
20 significant on the second floor of the plaza. I
21 don't own that building any longer, but we do
22 manage the property.

23 So, you know, we have seen a significant
24 change in office use. I wish it was a better

1 story, it just isn't.

2 I own a 70,000 square foot building in
3 Lemont with 35% occupied. It's just absurd. And
4 that's a different product, obviously, it's a much
5 bigger building and so on, but office space is
6 difficult.

7 And I would love to keep it office space,
8 this is a \$350,000 cash project for me, I don't
9 want to spend the money, that's what it is going
10 to cost to do it. But I have got many years left,
11 I hope, and I want to continue to maintain and own
12 the property, and in my opinion I have to open the
13 door to other options, and that's why I am here
14 tonight.

15 CHAIRMAN VARGULICH: Questions?

16 Okay, we don't have any public. We don't
17 need to take testimony from the public unless you
18 guys are going to insert yourself at this point?

19 No, all right. Fair enough.

20 Is there anyone who would want to just --
21 I have one more question related to affordable
22 housing.

23 Is it your intent to provide a unit or pay
24 the fee?

1 MR. RASMUSSEN: I don't know that yet.

2 I was just talking to Ellen prior to the
3 meeting about that, and there is a very good
4 likelihood no matter what I will do at least two
5 units this fall, not this fall, but January once
6 they move out if I don't do six, and there is a
7 possibility I will keep one of those affordable.

8 As you know, we have 16 affordable units
9 over here, it struggled for a while because the
10 rents are pretty low, but now rents are 1200
11 something, it is not terrible, so it's feasible
12 that I might do that instead of pay the fee in
13 lieu.

14 CHAIRMAN VARGULICH: Okay.

15 MEMBER EWOLDT: What would be the
16 requirement if you to were grant for units, what
17 would be the requirement for units, is it just one
18 be affordable?

19 MS. JOHNSON: Yes, one.

20 MR. RASMUSSEN: And I think it is in the
21 packet, I think it is about 15,000, which is the
22 fee in lieu. There is park fees and school fees
23 and things like that as well, that is all kind of
24 normal.

1 CHAIRMAN VARGULICH: Right.

2 MEMBER EWOLDT: Affordability perspective
3 I think if you were to pursue one affordable unit
4 that would be more favorable conceptually
5 digesting the eight units.

6 MR. RASMUSSEN: It's probably in my best
7 interest just simply from a cost effective
8 standpoint. Those units are typically smaller, so
9 it might allow me to have a two-bedroom in there
10 and a small one bedroom or studio, if you will,
11 that will be the affordable unit. It is something
12 I am contemplating, I just don't have a final plan
13 yet.

14 MEMBER EWOLDT: I think affordable housing
15 in this area is hard to obtain, at times
16 especially in the downtown with a lot of
17 service-related jobs. I think that would be very
18 beneficial, just from my perspective.

19 MR. RASMUSSEN: I agree.

20 CHAIRMAN VARGULICH: Any other
21 thoughts/questions at this point?

22 MR. GRUBER: To validate what I heard
23 earlier, not plans to do it, you want flexibility
24 potential to do it?

1 MR. RASMUSSEN: There is a plan, I don't
2 like to not have a plan in place when I know I am
3 losing a significant tenant. I am here on purpose
4 to get approval so I can start putting plans
5 together. It is difficult. It is a lot of money
6 to spend and that's with the likelihood of doing
7 two or four units as opposed to six or eight right
8 away is probably moral realistic so I don't spend
9 all the money at one time.

10 It is not that easy. I can't go get a
11 loan for it. There is a mortgage on the property,
12 and that supersedes everything, there is no way I
13 am going to get a loan above and beyond that.

14 So it is -- I am pretty much retired now
15 and it is -- it is a fixed income situation, so
16 not that I can't do it, but probably over a couple
17 years.

18 MEMBER GRUBER: Understand, thank you.

19 CHAIRMAN VARGULICH: I appreciate all
20 that.

21 We don't seem to have any additional
22 questions right now, I think we will move on from
23 there.

24 The Plan Commission feels we have enough

1 information to make a recommendation to the
2 Planning Development Committee, a motion to close
3 the public hearing will be in order.

4 MEMBER FUNKE: I will make a motion to
5 close public hearing.

6 MEMBER ROSENBERG: Second.

7 CHAIRMAN VARGULICH: Motion and second.

8 Do we have also as part of that motion you
9 have to describe what we are moving ahead,
10 Mr. Funke?

11 MEMBER FUNKE: I am sorry, what?

12 MS. JOHNSON: Just a motion to close the
13 public hearing.

14 CHAIRMAN VARGULICH:

15 Rollcall:

16 Jeff Funke?

17 MEMBER FUNKE: Yes.

18 CHAIRMAN VARGULICH: Karen Hibel?

19 MEMBER HIBEL: Yes.

20 CHAIRMAN VARGULICH: Zach Ewoldt?

21 MEMBER EWOLDT: Yes.

22 CHAIRMAN VARGULICH: David Rosenberg?

23 MEMBER ROSENBERG: Yes.

24 CHAIRMAN VARGULICH: Gary Gruber?

1 MEMBER GRUBER: Yes.

2 THE INTERPRETER: Myself, yes.

3 All right.

4 Now, that completes 5A.

5 We will move on to 5B, discussion and
6 recommendation, probably don't have any more
7 questions, but if we do we can bring those up now.

8 And if there is also -- if any of this
9 conversation we have any additional questions for
10 staff before we move on to the next.

11 MEMBER EWOLDT: I have one more question.

12 MS. REPORTER: Can I ask you to speak up a
13 little bit?

14 MEMBER EWOLDT: Ellen, would the Plan
15 Commission have the ability to approve the
16 condition to require one affordable housing unit?

17 MS. JOHNSON: Yes, that could be part of
18 your recommendation.

19 MEMBER EWOLDT: I guess my question is is
20 that something that the Plan Commission would be
21 interested in if we make a recommendation to
22 require one affordable housing unit rather than in
23 the fee in lieu of?

24 CHAIRMAN VARGULICH: Anybody have a

1 thought on that?

2 MEMBER ROSENBERG: I would be okay with
3 that.

4 CHAIRMAN VARGULICH: Is this is our
5 discussion time?

6 MEMBER FUNKE: He would be paying for a
7 fee anyway, would he not, if he didn't do the
8 affordable unit?

9 MEMBER EWOLDT: The fee itself I think is
10 \$15,000 versus if you provide an affordable unit
11 the unit itself exists. The fee just goes to the
12 fund, it requires it might --

13 MEMBER FUNKE: I think then that he is
14 locked in with making that unit affordable for the
15 entirety of --

16 MEMBER EWOLDT: As of today, as I said, as
17 of today he can't have any residential with that
18 building, so, you know, from a trade-off
19 standpoint, you know, balancing things, that is
20 what I was getting at.

21 CHAIRMAN VARGULICH: I think that's
22 something -- here is where we are split in the
23 middle. That can be part of the motion or part of
24 the discussion that we want to push forward.

1 Okay?

2 MEMBER GRUBER: Today it gives him the
3 flexibility to pay the fee versus making
4 affordable, which is a luxury they have as an
5 option, making that motion you would take that
6 flexibility away.

7 CHAIRMAN VARGULICH: Yes, as a
8 recommendation, right.

9 We are a recommending body, we are not
10 approving.

11 MEMBER FUNKE: Correct.

12 CHAIRMAN VARGULICH: We can make that a
13 condition and then moving forward the Planning and
14 Development they would understand if that was part
15 of our recommendation and then they can take
16 action on that one way or the other whether they
17 agree with us or not. We can make the
18 requirement, we are not limited in any way, just
19 that as you pointed out that then if Planning and
20 Development Committee and full city council passes
21 it with that recommendation it would limit his
22 options going forward.

23 MEMBER GRUBER: I guess --

24 CHAIRMAN VARGULICH: Is that right, Ellen?

1 MS. JOHNSON: Yes.

2 MEMBER GRUBER: My choice to air on the
3 side of the investment.

4 CHAIRMAN VARGULICH: Again, that is why we
5 are having the discussion. We can solve all that
6 when we set our motion forward and vote.

7 MEMBER GRUBER: Okay.

8 CHAIRMAN VARGULICH: Just Zach is just
9 asking and we are having -- we have the ability to
10 have these conversations we should go.

11 All good, no worries, no worries. So we
12 have that.

13 All right, so if we have gotten to this
14 point then it is really is there an actual motion?

15 MEMBER FUNKE: Real quick, I wanted to say
16 regarding the entire development, I think there is
17 a need for apartments, and I am in the housing
18 industry, I know that we have I think it is a 1%
19 vacancy rate for rental units, apartments in the
20 area, so there is a need for residential
21 apartments, and I think being able to convert
22 these to residential units would be a plus for the
23 city.

24 CHAIRMAN VARGULICH: I mean, I tend to air

1 on we could use some more apartments or units of
2 various types, it doesn't have to be just
3 apartments, I think we could use more, I think it
4 helps the downtown, we are talking about placing a
5 grocer now, more people that are downtown, maybe
6 don't buy every grocery there, go there and use
7 it, for this or that, so I think all of those
8 things help.

9 I think it also provides opportunities,
10 and I am sure Bob would be open to how the units
11 are rented, but I think it provides opportunities
12 for people who don't want to own their house
13 anymore to have a unit but still stay in the area
14 and then that helps hopefully because they have a
15 2,000/4,000 square foot house that then that helps
16 our schools because if you follow D303, what has
17 happened over the last five, eight years, it's
18 contracted/consolidated any number of schools and
19 we have had conversations about consolidating the
20 high school, it hasn't happened, but they have had
21 conversations about that, because they continue to
22 have facility plans to look at how do they be the
23 most efficiently use the tax dollars at a facility
24 level, not education level to the best. So the

1 fact that that would free up a house to eight of
2 them where people come in, bring children to that
3 house and the school presumably.

4 I am personally a fan of this. I think it
5 helps us as a community at a lot of levels beyond
6 what you put in the application as far as the
7 ability and the reasons behind it.

8 Thanks, Jeff, I appreciate it. It is
9 important.

10 As we look at our downtown and think about
11 all these things that are happening, I think these
12 are all increments that help the whole. I hate to
13 see an organization like Goodman have to move and
14 do something else and that changes something for
15 you, but there is potential positive that will
16 come out of that as a community.

17 All right, so if we have someone introduce
18 a motion, somebody, related to this application?

19 MEMBER EWOLDT: I will try to make a
20 motion.

21 I am going to recommend approval for
22 405 Illinois Avenue Heritage Square II PUD for Bob
23 Rasmussen on application for special use with the
24 recommendation for approval to committee that one

1 of the units be for inclusionary housing as a
2 formal unit.

3 MS. JOHNSON: Just to clarify, Zach, would
4 that be a condition of approval or a suggestion?

5 MEMBER EWOLDT: A condition of approval,
6 that's what my recommendation is, thank you.

7 CHAIRMAN VARGULICH: So we have a motion
8 on the floor.

9 And so is there a second on the motion?

10 MEMBER GRUBER: I would like to see the
11 same motion without the inclusion, do I have to
12 stay on it?

13 CHAIRMAN VARGULICH: We have to vote on
14 this -- the motion needs a second.

15 MEMBER GRUBER: I apologize.

16 So we have the motion is to approve the
17 application with the condition that the one unit
18 that is required to be affordable is affordable
19 and not allowed to pay the fee in lieu, so that is
20 the motion.

21 The question is do we have a second?

22 MEMBER HIBEL: I will second.

23 CHAIRMAN VARGULICH: So we have a motion
24 and a second, all right.

1 And so is there any -- so we would have to
2 formally vote on this, formally vote on the motion
3 and a second.

4 So repeat this one more time, we have a
5 motion to approve the application for best use PUD
6 amendment for the Heritage Square II PUD at
7 405 Illinois Avenue with the condition that one of
8 the units retain affordable unit instead of fee in
9 lieu.

10 We have a motion and second and we have
11 roll call.

12 Jeff Funke?

13 MEMBER FUNKE: No.

14 CHAIRMAN VARGULICH: Karen Hibel?

15 MEMBER HIBEL: Yes.

16 CHAIRMAN VARGULICH: Zach Ewoldt?

17 MEMBER EWOLDT: Yes.

18 CHAIRMAN VARGULICH: David Rosenberg?

19 MEMBER ROSENBERG: No.

20 CHAIRMAN VARGULICH: Gary Gruber?

21 MEMBER GRUBER: No.

22 CHAIRMAN VARGULICH: Myself, no.

23 So that motion failed.

24 I come back and say, first of all, do we

1 have any more discussion or does somebody else
2 want to make a motion? Basically the floor is
3 open again.

4 MEMBER GRUBER: I don't need more
5 discussion.

6 CHAIRMAN VARGULICH: I am sorry?

7 MEMBER GRUBER: I don't need more
8 discussion.

9 I would like to make a motion to pass the
10 Heritage Square PUD for 405 Illinois Avenue
11 without condition.

12 MEMBER FUNKE: Second.

13 CHAIRMAN VARGULICH: We have a motion and
14 a second, all right.

15 Just to repeat that, we have approving the
16 application for special use amendment to the PUD
17 of 405 Illinois Avenue Heritage Square II without
18 any condition.

19 So rollcall.

20 Jeff Funke?

21 MEMBER FUNKE: Yes.

22 CHAIRMAN VARGULICH: Karen Hibel?

23 MEMBER HIBEL: Yes.

24 CHAIRMAN VARGULICH: Zach Ewoldt?

1 MEMBER EWOLDT: Yes.

2 CHAIRMAN VARGULICH: Dave Rosenberg?

3 MEMBER ROSENBERG: Yes.

4 CHAIRMAN VARGULICH: Gary Gruber?

5 MEMBER GRUBER: Yes.

6 CHAIRMAN VARGULICH: Myself, yes.

7 5B is complete, thank you all.

8 Item 6, any public comment, no public.

9 Additional business, Ellen, meeting later
10 this month?

11 MS. JOHNSON: Likely not, I will send out
12 if there is.

13 CHAIRMAN VARGULICH: Fair enough. Free up
14 the calendars/the packets.

15 Is there a motion for adjournment?

16 MEMBER FUNKE: I will make that motion.

17 CHAIRMAN VARGULICH: Second.

18 MEMBER ROSENBERG: Second.

19 CHAIRMAN VARGULICH: Second.

20 All in favor, aye?

21 (Chorus of ayes.)

22 CHAIRMAN VARGULICH: The St. Charles
23 Plan Commission is complete at 7:30 p.m. Thank
24 you all. Have a lovely evening.

1 Thank you, Bob.

2 (WHICH WERE ALL OF THE PROCEEDINGS HAD OR

3 TAKEN PLACE IN THE ABOVE-ENTITLED MATTER.)

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1 STATE OF ILLINOIS)
2 COUNTY OF DUPAGE) SS.

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4 I, STEPHANIE A. BATTAGLIA, do hereby
5 certify that I reported in shorthand the
6 proceedings had at the hearing aforesaid, and that
7 the foregoing is a true, complete, and accurate
8 transcript of the proceedings at said hearing as
9 appears from my stenographic notes so taken and
10 transcribed under my personal direction, this 26th
11 day of September, 2023.

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Certified Shorthand Reporter

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18 CSR No. 084-003337 - Expires May 31, 2025.

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