

**MINUTES  
CITY OF ST. CHARLES  
ZONING BOARD OF APPEALS  
THURSDAY, JUNE 27, 2019  
COUNCIL CHAMBERS**

Members Present: Chairman- Elmer Rullman, III  
Scott Buening  
Bryan Wirball  
James Holderfield  
Steve Spurling

Member Absent: Charles Simpson

Also Present: Russell Colby, Community Development Division Manager  
Ellen Johnson, Planner  
Rachel Hitzemann, Planner  
Court Reporter

**1. Call to order**

Chairman Rullman called the meeting to order at 7:00 p.m.

**2. Roll call**

Mr. Buening called roll with five members present. There was a quorum.

**3. Presentation of minutes of the April 26, 2018 meeting**

A motion was made by Mr. Buening and seconded by Mr. Holderfield with a unanimous voice vote to approve the minutes of the April 26, 2018 meeting.

**4. Variation Application V-1-2019, filed by Tri-City Health Partnership, record owner of the property located at 318 Walnut St. in the City of St. Charles.**

Secretary Buening summarized/read into the record the following:

- The requested action is a zoning variation to increase the maximum allowable building coverage from 40% to 45.7% as shown on the site plan.
- Proposed is the construction of a 10 ft. by 26.6 ft. addition to the front edge of the building in the area of the current open porch.

Chairman Rullman swore in the following:

- Kim Lamansky- 402 Sandhurst Lane, South Elgin, IL

- Bob McDowell- 3N231 East Mary Lane, St. Charles, IL
- Steven Kolanowski- 109 South 4<sup>th</sup> Street, St. Charles, IL

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

**A motion was made by Mr. Holderfield and seconded by Mr. Buening as follows:**

**Whereas**, it is the responsibility of the St. Charles Board of Zoning Appeals to review all applications for variations; and,

**Whereas**, the St. Charles Board of Zoning Appeals has reviewed File V-1-2109 dated 4/22/19 and received 4/22/19 from the Tri-City Health Partnership for the property located at 318 Walnut Street, St. Charles, Illinois 60174, a variation of the current building coverage limitation from 37% of the allowable building coverage to 45.7% due to the proposed construction of a 10' x 26'6" addition to the front edge of the building in the area of the current open porch. The addition would provide needed space for an exam room, lab areas, storage, and waiting room; and

**Whereas**, the particular shape or topographic conditions of the specific property involved would not result in a practical difficulty or particular hardship to the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; and

**Whereas**, the conditions upon which the petition for a variation is based would not be applicable generally to other property within the same zoning classification; and

**Whereas**, the purpose of the variation is not based exclusively upon the desire to make more money on the property; and

**Whereas**, the practical difficulty or practical hardship has not been created by any person having an interest in the property; and

**Whereas**, the variation, if granted, will not alter the essential character of the neighborhood; and

**Whereas**, the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and

**Whereas**, the proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion of the public streets or increase the danger of fire, endanger public safety, or substantially diminish or impair property values;

**Now, therefore,** the St. Charles Zoning Board of Appeals grants the request with a stipulation as specified in Section 17.04.310 “Variations” of the Municipal Code of the City of St. Charles subject to the following conditions:

1. That the character and style of the building will not alter the particular area in regards to the Central Historic District, and that the safety and well-being of the neighborhood will be maintained.

**Roll called:**

Ayes: Buening, Holderfield, Rullman, Wirball

Nays: Spurling

Absent: Simpson

**Motion carried; Variation granted by a vote of 4-1.**

**5. Additional Business from Board members or Staff- None**

**6. Public Comment- None.**

**7. Adjournment at 7:33 p.m.**



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# Transcript of Variation Application for 318 Walnut Street

**Date:** June 27, 2019

**Case:** St. Charles Zoning Board of Appeals

**Planet Depos**

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BEFORE THE ZONING BOARD OF APPEALS  
OF THE CITY OF ST. CHARLES

-----x  
In Re: :  
Variation Application for the :  
Property Located at 318 : V-1-2019  
Walnut Street, filed by :  
Tri-City Health Partnership. :  
-----x

REPORT OF PROCEEDINGS  
St. Charles, Illinois  
Thursday, June 27, 2019  
7:00 p.m.

Job No.: 218485  
Pages: 1 - 31  
Reported by: Paula M. Quetsch, CSR, RPR

Transcript of Variation Application for 318 Walnut Street  
Conducted on June 27, 2019

1 Report of proceedings 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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10 Before Paula M. Quetsch, a Certified Shorthand

11 Reporter, Registered Professional Reporter, and a

12 Notary Public in and for the State of Illinois.

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Transcript of Variation Application for 318 Walnut Street  
Conducted on June 27, 2019

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PRESENT:

ELMER RULLMAN, III, Chairman

SCOTT BUENING, Member

JAMES HOLDERFIELD, Member

STEVE SPURLING, Member

BRYAN WIRBALL, Member

ALSO PRESENT:

RUSS COLBY, Planning Division Manager

ELLEN JOHNSON, Planner

Transcript of Variation Application for 318 Walnut Street  
Conducted on June 27, 2019

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P R O C E E D I N G S

CHAIRMAN RULLMAN: We will call this  
meeting to order at 7:00 on the clock on the wall.

Mr. Secretary, please call the roll.

MEMBER BUENING: Buening is present.

Holderfield.

MEMBER HOLDERFIELD: Here.

MEMBER BUENING: Rullman.

CHAIRMAN RULLMAN: Here.

MEMBER BUENING: Simpson.

(No response.)

MEMBER BUENING: Spurling.

MEMBER SPURLING: Here.

MEMBER BUENING: And Wirball.

MEMBER WIRBALL: Here.

CHAIRMAN RULLMAN: Five members present.

Are there any corrections or additions to  
the minutes of our last meeting?

(No response.)

CHAIRMAN RULLMAN: If not, then I can have  
a motion to accept them.

MEMBER BUENING: So moved.

MEMBER HOLDERFIELD: Second.

CHAIRMAN RULLMAN: Moved and seconded.

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1 All in favor say aye.

2 (Ayes heard.)

3 CHAIRMAN RULLMAN: Opposed, the same.

4 (No response.)

5 CHAIRMAN RULLMAN: All right. We'll now  
6 open the Variation Application V-1-2019 for the  
7 property located at 318 Walnut Street, St. Charles.

8 Would the secretary please read the  
9 salient parts of the application.

10 MEMBER BUENING: Thank you, Mr. Chairman.

11 This is a requested zoning variation to  
12 increase the maximum allowable building coverage  
13 from 40 percent to 45.7 percent as shown on the  
14 attached site plan provided in your documents.  
15 The purpose and scope of this is the applicant is  
16 proposing to construct a 10' x 26'6' addition to  
17 the front edge of the building in the area of the  
18 current open porch. The maximum building coverage  
19 is 40 percent. The applicant is requesting a  
20 variation to increase that maximum building  
21 coverage to allow for construction of an addition,  
22 which will increase the building lot coverage to  
23 45.7 percent.

24 The existing land use is for a health

1 clinic, Tri-City Health Partnership, and the  
2 existing zoning is CBD2, Mixed Use Business  
3 District.

4 We do have a copy of the plat of survey  
5 showing the existing improvements in our materials  
6 and what the proposed improvement is. The City  
7 had served -- or published a legal notice in the  
8 Daily Herald on June 10th, 2019, for this variance  
9 request, and then they also had mailings that were  
10 sent out to the property owners, and it appears  
11 that that was done on June 11th, 2019.

12 Also, we do have a letter, unsigned letter  
13 from the Historic Preservation Commission that  
14 does recommend approval the variance. Historic  
15 Preservation Commission does review the properties  
16 that are located in the historic district, so they  
17 have submitted a letter of support regarding that  
18 and it was unanimous.

19 CHAIRMAN RULLMAN: Please mark that as  
20 Exhibit A.

21 Will all persons who wish to be heard on  
22 this please rise, raise your right hand.

23 (Whereupon, three witnesses were thereupon  
24 duly sworn.)

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1 CHAIRMAN RULLMAN: Please give your name  
2 and address to the recorder.

3 MS. LAMANSKY: It's Kim Lamansky,  
4 402 Sandhurst Lane in South Elgin.

5 CHAIRMAN RULLMAN: Please let the record  
6 show that Russell Colby and Ellen Johnson were  
7 also sworn from the City.

8 The floor is yours.

9 MS. LAMANSKY: I appreciate your time  
10 tonight. I have with me Bob McDowell, who has been  
11 helping with the planning and putting together the  
12 drawings that you have in front of you.

13 We did meet with the Historic Preservation  
14 Society twice. The first one was to get a general  
15 feel for what they were looking for down in the  
16 historic district, and the second was when they  
17 gave us approval to move forward.

18 Currently the clinic that we have is a  
19 very small property, and it really does present a  
20 barrier for us when we're trying to give more care  
21 to the patients that need it here in town. We're  
22 asking for a variance so that we can remove the  
23 front porch that is currently there. The build-out  
24 then will go to where the porch is now, which is

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1 the 10' x 26'6', and a smaller porch will be put  
2 on the front and a ramp on the side to give us  
3 wheelchair access on the side.

4 CHAIRMAN RULLMAN: Any questions from the  
5 Board members?

6 MEMBER WIRBALL: How big will the porch be  
7 coming out front?

8 MR. McDOWELL: 5 feet.

9 CHAIRMAN RULLMAN: Would you please rise.  
10 You were sworn?

11 MR. McDOWELL: No.

12 (Witness sworn.)

13 CHAIRMAN RULLMAN: Please give your name  
14 and address to the reporter.

15 MR. McDOWELL: Bob McDowell, 3N231 East Mary  
16 Lane, St. Charles, Illinois.

17 We drew the front porch at 5 feet so it  
18 would be wheelchair accessible.

19 MS. LAMANSKY: And it will be covered,  
20 as well.

21 MEMBER BUENING: What is the setback going  
22 to be of the porch once you've completed the  
23 addition from the property? How close will it be  
24 to the front property line?

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1 MS. LAMANSKY: Just a few feet, I believe,  
2 but it will be aligned straight across with the  
3 neighboring property right to our west.

4 MR. McDOWELL: The stairs will probably be  
5 2 feet. The best I can calculate, about 2 feet  
6 away from the sidewalk.

7 MEMBER BUENING: And, staff, what is the  
8 setback in that district?

9 MS. JOHNSON: It's a 5-foot setback but  
10 the stairs can encroach into that.

11 MEMBER BUENING: And then what is your  
12 intention with the addition area? What are you  
13 going to use that for?

14 MS. LAMANSKY: Thank you for the question.  
15 Right now the clinic has one medical exam room and  
16 one dental exam room, and the lobby is relatively  
17 small, as well. So with the push-out we'll be  
18 able to have a second medical exam room and a  
19 dental room. So we'll be able to truly increase  
20 the access to care for patients that need it.

21 MEMBER BUENING: Another question for  
22 staff is, does the addition require any additional  
23 parking, or because it's the Downtown District it  
24 doesn't?

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1 MS. JOHNSON: Right. This property is  
2 exempt from the parking requirements.

3 MEMBER SPURLING: I have one question.  
4 How long have you been at that property?

5 MS. LAMANSKY: It will be 18 years in  
6 October.

7 MEMBER SPURLING: And it's basically to  
8 accommodate growth. How do you see your growth  
9 over the next a couple years, five years?

10 MS. LAMANSKY: Well, I can tell you that  
11 I've been there just over 2 1/2, and in the past  
12 5 years we've gone up 17 percent in the past 5 years  
13 consecutively each year. We continue to grow.

14 Right now we have about 65 of our patients  
15 are St. Charles only, and the others from Geneva,  
16 Batavia, it's about 10. The goal truly is to  
17 bring in some of the surrounding areas that need  
18 it, as well. We had 2,000 visits last year alone.

19 Again, you know, it's -- with the  
20 uncertainty of the Affordable Care Act, we could  
21 see a huge spike. If things change the way that  
22 they're trending, it's possible we could truly get  
23 to the point we wouldn't have enough capacity.

24 The goal is to keep the building and to

1 stay there as opposed to moving into an office  
2 building. It's a warm, inviting home for all  
3 these patients that need help, and the charm, and  
4 being downtown, the access to Lazarus -- we are  
5 two doors down from Lazarus, and this will also  
6 increase our capacity to be able to see more  
7 Lazarus patients, as well. Currently we treat all  
8 of their guests for TB testing and see their  
9 dental patients, but because we don't typically  
10 treat patients that have Medicaid -- we treat  
11 those who have no insurance -- we will be able  
12 then to increase and take Lazarus patients that  
13 have Medicaid, the one and done, the earache, as  
14 opposed to sending them to Physicians Immediate  
15 Care where either they or Lazarus has to pay for  
16 those types of visits.

17 CHAIRMAN RULLMAN: Any other questions?

18 (No response.)

19 CHAIRMAN RULLMAN: Are there any objectors  
20 present?

21 Would you please stand, raise your right  
22 hand?

23 (Witness sworn.)

24 CHAIRMAN RULLMAN: Please give your name

1 and address.

2 MR. KOLANOWSKI: Steven Kolanowski. I own  
3 the house at 109 South 4th Street in St. Charles.

4 Thank you for presenting --

5 MEMBER HOLDERFIELD: Excuse me. Could you  
6 please come to the microphone, please?

7 MR. KOLANOWSKI: Thank you. I've owned  
8 the house at 109 4th Street for about six years,  
9 and I'm very familiar with the neighborhood, and I  
10 think a health community center is very nice.  
11 Just a couple questions, though.

12 When I looked through the document, you  
13 mentioned that you had a review with the  
14 Historical Society. By chance do you have any  
15 renderings of the addition that you're making  
16 besides the plat of survey?

17 MS. LAMANSKY: We do, yes.

18 MR. KOLANOWSKI: And then, also, how do  
19 you think this is going to impact the residents in  
20 the community? I know that you mentioned you're  
21 going to be growing the size of the facility to  
22 treat more individuals, and you mentioned that  
23 you're going to be pulling in from Elgin and some  
24 of the St. Charles area.

1           Myself as a resident, I've worked with the  
2 mayor a number of times about some of the guests  
3 at Lazarus House causing some issues, and I'm  
4 just -- I'm personally concerned and I want the  
5 record to note that by growing your facility -- I  
6 know it's very valiant, and I want to help out the  
7 community, but it might negatively impact the  
8 safety of my family, my children, and the  
9 neighborhood around it, as well.

10           Because it is a very family-orientated  
11 community, and I've had trouble with alcoholics,  
12 drug addicts, and the other residents. And out of  
13 protection for my family, I just want to make sure  
14 that this is addressed by the community.

15           CHAIRMAN RULLMAN: Can we please see the  
16 rendering?

17           MS. LAMANSKY: Did you all receive a  
18 copy that?

19           CHAIRMAN RULLMAN: We did not receive a copy.

20           MR. KOLANOWSKI: So thank you very much.  
21 I'd just like those thoughts to be considered. We  
22 all want to help out the other needy people, but I  
23 want to make sure that the concerns of all  
24 residents are taken into account.

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1 MR. McDOWELL: Can I respond to his question?

2 CHAIRMAN RULLMAN: Sure.

3 MR. McDOWELL: I've been a Lazarus board  
4 member for 13 years, and I know Lazarus' policies  
5 on alcohol and drugs. It's not tolerated. They will  
6 evict the person if it's found they have consumed  
7 drugs or alcohol. That is a no-holds-barred deal.  
8 They will evict them immediately.

9 So if there are instances in that community  
10 or that general area, I believe a lot of it is  
11 from some of the local bars that are very close to  
12 that area.

13 I particularly own a couple of apartments  
14 in that area. I had a tenant who was a chronic  
15 alcoholic. I didn't realize it when I rented to  
16 him. And I know he created a lot of havoc walking  
17 from the corner of 3rd to the bars in town because  
18 he just got very loud.

19 I'm not saying that the Lazarus House  
20 couldn't do something, yes, but I've been there  
21 long enough to know that there's no tolerance for  
22 any of that.

23 MEMBER WIRBALL: Are the hours going to  
24 stay the same, the hours of operation?

1 MS. LAMANSKY: Correct. In all fairness,  
2 we have talked about possibly having one Saturday  
3 morning and month that we might try to treat some  
4 patients. We've talked about possibly -- and this  
5 could happen even if we don't do the expansion.  
6 We've talked about possibly maybe doing one  
7 weeknight from 5:00 to 7:00 because a lot of the  
8 patients that do work, they have trouble getting  
9 out of work. But as of now there's nothing  
10 concrete; the hours would stay the same.

11 MEMBER BUENING: What are your hours?

12 MS. LAMANSKY: 8:00 to 4:00 Monday through  
13 Friday.

14 I appreciate the gentleman's comments and  
15 if I could respond, when the clinic was started  
16 18 years ago, that was a very big concern. I know  
17 I've spoken numerous times to Dr. Patrick Gannon,  
18 who is the founder of the clinic; he was in my  
19 office again today. When he came up here in front  
20 of the City Council, he came with Darlene Marcusson  
21 who created and founded Lazarus House, and they  
22 were hit with, "We don't want to have that type of  
23 people in our community; we don't want to have to  
24 worry about homeless people." And when the clinic

1 came in two years later, it was, "Oh, my gosh,  
2 they're bringing more homeless; we don't have  
3 that here."

4           What the clinic does, it keeps everyone  
5 healthy and it gets the people back to work. We  
6 don't have an AA class that takes place every night.  
7 We treat diabetics; we treat chronic illness. We  
8 keep people out of the emergency room. We treat  
9 people that have teeth infections, and then they  
10 go back to work. We treat people that a year ago  
11 he was making six figures, lost his job, and now  
12 he is trying to take care of his two sons because  
13 his wife passed away and he cannot afford health  
14 insurance.

15           Do we have Lazarus House patients as our  
16 patients? Yes. But we've never once had an issue  
17 at the clinic ever as far as any type of -- no one  
18 has ever been drunk in our building; no one has  
19 ever broken into our building; we've never had  
20 anything in the 18 years.

21           And I've been there 2 1/2 years, and I can  
22 tell you with everything inside my core that the  
23 service this clinic brings to the community is  
24 well beyond what anyone in this room can understand.

1 We keep people healthy; we get people back to work.  
2 Because if they are your barista or your waiter at  
3 your local bar down the street or restaurant, they  
4 don't get a sick day. So when they get sick, they  
5 have to go to work sick, so they're coughing on  
6 you. They come to us now and they're treated.

7 I can tell you with all due inspect,  
8 nothing is going to change as far as the clientele  
9 that we're going to see. We're just going to see  
10 more of them because we don't have enough space to  
11 see more than one patient at a time in an exam room.

12 I could go on. I get very, very emotional.  
13 So I apologize.

14 CHAIRMAN RULLMAN: Did all the Board  
15 members have the opportunity to review Exhibit B?

16 MEMBER BUENING: Yes. I have one more  
17 follow-up question.

18 Your clientele, are they mostly people  
19 that don't have insurance?

20 MS. LAMANSKY: Correct. We treat low-  
21 income, uninsured residents of Kane County, and we  
22 do not take patients who have Medicaid or  
23 insurance of any kind. There are a few exceptions  
24 to the insurance rule. If we have a patient who

1 makes \$30,000 a year and he has a \$6,000 deductible,  
2 we will take him.

3 MEMBER BUENING: Are you affiliated in any  
4 way -- you said you're on the board?

5 MS. LAMANSKY: Lazarus, correct.

6 MEMBER BUENING: Are you affiliated in any  
7 direct way with Lazarus House?

8 MS. LAMANSKY: Absolutely.

9 MEMBER BUENING: Are you a component of  
10 Lazarus House?

11 MS. LAMANSKY: Yes. If you were to talk  
12 to their executive director, she would tell you  
13 that we are the medical arm of Lazarus House.

14 MEMBER BUENING: From a legal standpoint,  
15 are you a subset of Lazarus?

16 MS. LAMANSKY: No. We have a memorandum  
17 of understanding that just says we do all the  
18 TB testing for their staff, and we do all of their  
19 residents for free, but there's not a legal  
20 anything that we have between us. It's a very --  
21 we know we need to help each other.

22 MEMBER BUENING: And, sir, the objector,  
23 where did you say your house was? 4th Street?

24 MR. KOLANOWSKI: 109 South 4th Street.

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1 MEMBER BUENING: So that's south of Walnut?

2 MR. KOLANOWSKI: South of Walnut. And the  
3 issues that I've had in the past and my family  
4 were just chronic homelessness and harassing of  
5 homeless people.

6 And to your point, where does it start  
7 from? Did you get kicked out of Lazarus House?  
8 Because you're right, if you're an alcoholic or a  
9 drug addict, you're not allowed in Lazarus House.  
10 So the problem gets pushed to the street.

11 My concern that I just wanted to address  
12 and make sure everyone assesses the situation  
13 properly was, is this going to go bring an  
14 additional negative impact to the city? Even  
15 though it is a positive impact -- we need these  
16 services, there's no question about it, and we  
17 admire these services, but is it going to bring  
18 more calls to the police, or is it going to be a  
19 net positive? And I think that's the best way to  
20 think about it. Is there more good that's going  
21 to happen, or is it going to go lead to more  
22 strain on our resources?

23 MS. LAMANSKY: If I could just stress just  
24 the resources question in general, one of the big

1 things is we work very closely with Northwestern  
2 Medicine and Delnor Hospital, and we reduce their  
3 emergency room visits, so the drain on the system  
4 would be if we weren't there. All those people  
5 that come to our clinic for diabetes, for pain,  
6 for anything would be going to the ER, and they  
7 can't afford to pay for it, and they would be  
8 calling an ambulance.

9 We actually have a lift company that we  
10 work with that brings patients back and forth by  
11 car now so they don't have to walk all over. So  
12 it really is truly trying to get them to be the  
13 best that they can be.

14 MEMBER WIRBALL: I have a question. Do  
15 most of your patients travel by car, public  
16 transportation, walk? What do you -- is it mostly --

17 MS. LAMANSKY: Most of them are car. Most  
18 of them are. And I could get you the statistics,  
19 but I want to say it's probably at least 70 percent.  
20 We do track it because we did have patients that  
21 were walking from Batavia, and that's when we  
22 started this ride share program. And there's no  
23 public transportation for them. We do have some  
24 that ride their bike. In the summertime they'll

1 ride more than anything.

2 MEMBER WIRBALL: But the majority is a  
3 vehicle?

4 MS. LAMANSKY: Correct.

5 CHAIRMAN RULLMAN: I have a question for  
6 the objector. Is your concern prospective or have  
7 you had actual incidents that involved things that  
8 concerned you for the safety of your family?

9 MR. KOLANOWSKI: Both. The instances that  
10 I had I did have to get the mayor involved on them,  
11 and there were homeless people living in the  
12 parking lot across from the facility and across  
13 from my house. And, you know, it kind of goes in  
14 waves a little bit. Kind of more around the winter  
15 months people start to live in their cars a little  
16 bit more, and it's just a little bit strange.

17 We want to help out the community. It's a  
18 double-edged sword because you want to help out  
19 the community, but one of the reasons that  
20 attracted me to the city of St. Charles was the  
21 family community, the downtown environment. And I  
22 know St. Charles has an active plan to continue to  
23 expand the downtown environment.

24 And, again, I'm actually taking a neutral

1 position; I'm just bringing a different perspective  
2 to it. Is this going to impact the economic  
3 development of the downtown area? We do talk about  
4 people walking, driving their cars. But, again,  
5 this is just something that has to be discussed.  
6 Is this the image that we want in that type of --  
7 that type of neighborhood, and is it going to help  
8 out the community?

9 CHAIRMAN RULLMAN: One of the questions we're  
10 asked to specifically consider is will the variation,  
11 if granted, alter the essential character of the  
12 neighborhood. So are you saying that you feel  
13 that the clinic is the cause of homeless people?  
14 What's your point here?

15 MR. KOLANOWSKI: I'm not -- I don't think  
16 this discussion was about necessarily homeless  
17 people. I think it was what's the -- what's the  
18 cause of these issues. Is it Lazarus House? Is  
19 it the clinic? I don't know but I want to make  
20 sure that we discuss these topics because I just  
21 don't want extra traffic there. I don't want  
22 someone to drive their car and park it. Every  
23 year we've got maybe four or five cars that sit in  
24 that parking lot that have to get towed by the

1 City. I call the City to report abandoned vehicles  
2 and it's just --

3 CHAIRMAN RULLMAN: There's lots of things  
4 to consider, but we're limited by the ordinance as  
5 to the things that we may consider when we consider  
6 a variation. And I've given you the only one that  
7 I believe applies, unless you have some additional  
8 idea I haven't thought of here.

9 MR. KOLANOWSKI: Again, it's a double-  
10 edged sword because I believe in the service. I  
11 really do believe in the service. It's just I  
12 want everyone to acknowledge the fact that there  
13 are pros and cons with this.

14 MS. LAMANSKY: If I could, the clinic has  
15 been there for 18 years, almost 18 years, and we  
16 have grown, and that's not going to change. We  
17 are going to continue to get people that need help.

18 We do see Lazarus -- as I said, we do all  
19 their TB testing; we do their acute. But the bulk of  
20 the patients that we see are not Lazarus. They're  
21 really not. 54 percent of our patients work.

22 So even if Lazarus were to double in size,  
23 that's not going to have an impact on my clinic  
24 and the expansion project we're talking about. We

1 are not -- the clinic does not bring homeless  
2 people to St. Charles. The clinic, what it does  
3 is we care for those that don't have insurance.  
4 Some are homeless but the majority are not.

5 I would highly encourage the gentleman to  
6 have a conversation with the Lazarus House board  
7 and voice your concerns, but as a rule, there is  
8 nothing that the clinic expansion is going to do  
9 to ruin the esthetics of downtown St. Charles.

10 I just moved from South 3rd and Prairie,  
11 and I would walk to work nighttime, daytime, and I  
12 was three blocks away. So I have lived in the  
13 community, as well. Never once was that a  
14 concern. That doesn't mean things don't happen,  
15 but expanding the front of the building is not  
16 going to have an impact on the overall well-being  
17 and safety of the town.

18 MEMBER WIRBALL: Where will your patients  
19 park? That parking lot in the back of the building,  
20 is that your property?

21 MS. LAMANSKY: It is not. That's City.  
22 They park behind us and then park in the public  
23 lot across the street, as well.

24 MEMBER WIRBALL: Who monitors those?

1 MS. LAMANSKY: Those are City lots.

2 MEMBER WIRBALL: Because it sounds like  
3 there's an issue with abandoned vehicles, and it  
4 sounds like it would be a City -- I don't know if  
5 that's --

6 MR. KOLANOWSKI: Again, I don't know where  
7 they come from. It's probably tied to the Lazarus  
8 House community. I don't know but it is a  
9 perpetual problem, abandoned vehicles.

10 MEMBER BUENING: The City would tow  
11 vehicles if they were in a City parking lot. So  
12 that would be the City's responsibility regardless  
13 of who is doing it. Unless you have the plate  
14 numbers and are able to run it, you're not going  
15 to be able to connect it to Lazarus House.

16 MS. LAMANSKY: And I think it's important  
17 to note that if Lazarus House wasn't there, you  
18 would have a much bigger problem. They would still  
19 be living in St. Charles because the weather is  
20 nice, because the people here are very generous.  
21 So now you would have more of them sleeping in the  
22 streets, in the alleys, and the walkways.

23 So the services that Lazarus and what  
24 Tri-City Health Partnership bring actually help

1 to -- I don't want to use the word control but  
2 that's where my head is. They really do help to  
3 keep those kinds of things in control. Like  
4 Bob McDowell said, you're not allowed to be using  
5 drugs and alcohol on-site at Lazarus, and if they  
6 come in drunk, they're going to be gone.

7 CHAIRMAN RULLMAN: Anyone else wanting to  
8 offer additional testimony?

9 MEMBER BUENING: There was a question about  
10 who actually owned it and Tri-City Health is the  
11 listed owner.

12 CHAIRMAN RULLMAN: Any other questions  
13 from Board members?

14 MEMBER SPURLING: I have one. You said  
15 that the new front porch would be even with the  
16 property, I guess it would be to the west?

17 MS. LAMANSKY: Correct. The attorney's  
18 office.

19 MEMBER SPURLING: Because looking at the  
20 property kind of projecting out where the stairs  
21 would be, it looks like they're coming almost  
22 right to the sidewalk. Are they going to be a  
23 steeper incline than the stairs you have now?

24 MR. McDOWELL: They could be.

Transcript of Variation Application for 318 Walnut Street  
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1 MEMBER SPURLING: I'm not a builder or an  
2 architect. That was one concern I had.

3 CHAIRMAN RULLMAN: Any other questions  
4 from the Board?

5 (No response.)

6 CHAIRMAN RULLMAN: I should comment that  
7 this Board is a seven-member board. We require  
8 four affirmative votes on any action, and there's  
9 only five members present. So it's not majority;  
10 it's four.

11 I'll entertain a motion from the Board.

12 MEMBER HOLDERFIELD: Whereas, it is the  
13 responsibility of the St. Charles Board of Zoning  
14 Appeals to review all applications for variations;  
15 and

16 Whereas, the St. Charles Board of Zoning  
17 Appeals has reviewed File V-1-2109 dated 4/22/19 and  
18 received 4/22/19 from the Tri-City Health Partnership  
19 for the property located at 318 Walnut Street,  
20 St. Charles, Illinois 60174, a variation of the  
21 current building coverage limitation from 37 percent  
22 of the allowable building coverage to 45.7 due to  
23 the proposed construction of a 10' x 26'6" addition  
24 to the front edge of the building in the area of

1 the current open porch. The addition would provide  
2 needed space for an exam room, lab areas, storage,  
3 and waiting room; and

4           Whereas, the particular physical  
5 surroundings, shape, or topographical condition of  
6 the specified property would not result in  
7 practical difficulty or particular hardship to the  
8 property owner, as distinguished from a mere  
9 inconvenience if the strict letter of the  
10 regulations were carried out; and

11           Whereas, the conditions upon which the  
12 petition for a variation is based would not be  
13 applicable generally to other property within the  
14 same zoning classification; and

15           Whereas, the purpose of the variation is  
16 not based exclusively upon the desire to make more  
17 money on the property; and

18           Whereas, the practical difficulty or  
19 practical hardship has not been created by any  
20 person having an interest in the property; and

21           Whereas, the variation, if granted, will  
22 not alter the essential character of the  
23 neighborhood; and

24           Whereas, the granting of the variation

1 will not be detrimental to the public welfare or  
2 injurious to other property or improvements to the  
3 neighborhood in which the property is located, and

4           Whereas, the proposed variation would not  
5 impair an adequate supply of light and air to the  
6 adjacent property or substantially increase  
7 congestion of the public streets or increase the  
8 danger of fire, endanger public safety, or  
9 substantially diminish or impair property values;

10           Now, therefore, the St. Charles Zoning  
11 Board of Appeals grants the request with a  
12 stipulation as specified in Section 17.04.310,  
13 variation of the municipal code of St. Charles --  
14 of the City of St. Charles subject to the  
15 following conditions:

16           That the character and style of the building  
17 will not alter the particular area in regards to  
18 the Central Historic District, and that the safety  
19 and well-being of the neighborhood will be  
20 maintained.

21           MEMBER BUENING: I'll second that motion.

22           CHAIRMAN RULLMAN: Mr. Secretary, please  
23 call the roll.

24           MEMBER BUENING: Buening, aye.

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1 Holderfield.

2 MEMBER HOLDERFIELD: Yes.

3 MEMBER BUENING: Rullman.

4 CHAIRMAN RULLMAN: Yes.

5 MEMBER BUENING: Spurling.

6 MEMBER SPURLING: No.

7 MEMBER BUENING: And Wirball.

8 MEMBER WIRBALL: Yes.

9 MEMBER BUENING: Motion passes.

10 CHAIRMAN RULLMAN: Motion passes. This  
11 will close this hearing.

12 Is there any other additional business to  
13 come before the Board?

14 (No response.)

15 CHAIRMAN RULLMAN: Motion to adjourn?

16 MEMBER SPURLING: So moved.

17 MEMBER BUENING: Second.

18 CHAIRMAN RULLMAN: Moved and seconded.

19 All in favor.

20 (Ayes heard.)

21 (Off the record at 7:33 p.m.)

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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, 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 2nd day of July, 2019.

My commission expires: October 16, 2021



Notary Public in and for the  
State of Illinois