

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, SEPTEMBER 17, 2024**

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Members Present: Peter Vargulich  
Gina Lawson  
Zachary Ewoldt  
Gary Gruber  
John Fitzgerald

Members Absent: Laurel Moad  
Jeffrey Funke  
Colleen Wiese  
Dave Rosenberg

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 4, 2024 meeting of the Plan Commission**

**Motion was made by Mr. Ewoldt, seconded by Mr. Gruber and unanimously passed by voice vote to approve the minutes of the September 4, 2024 Plan Commission meeting.**

**5. 2815 Campton Hills Road (Samantha Cocroft)**

Application for Zoning Map Amendment

a. Public Hearing

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

Chair Vargulich requested a continuation of the public hearing.

**6. Public Comment – None**

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

**8. Weekly Development Report**

**9. Meeting Announcements**

a. Plan Commission

**Plan Commission**  
**September 17, 2024**  
**Page 2**

Tuesday, October 8, 2024 at 7:00pm Council Chambers  
Tuesday, October 22, 2024 at 7:00pm Council Chambers  
Tuesday, November 5, 2024 at 7:00pm Council Chambers

- b. Planning & Development Committee  
Monday, October 14, 2024 at 7:00pm Council Chambers  
Monday, November 11, 2024 at 7:00pm Council Chambers

**10. Adjournment at 8:03 p.m.**



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# Transcript of Hearing - St. Charles Plan Commission

**Date:** September 17, 2024

**Case:** St. Charles Plan Commission

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ILLINOIS:  
BEFORE THE ST. CHARLES PLAN COMMISSION  
-----x  
PO No. 115733 :  
-----x

ST. CHARLES PLAN COMMISSION HEARING  
St. Charles, Illinois  
Tuesday, September 17, 2024  
7:00 p.m.

Job No.: 514878  
Pages: 1 - 66  
Transcribed By: Diana Corrado

Transcript of Hearing - St. Charles Plan Commission  
Conducted on September 17, 2024

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Hearing held at:

2 East Main Street  
St. Charles, Illinois 60174  
Phone: (630) 377-4400

Pursuant to agreement before Lawrence Wallace,  
Notary Public in and for the State of Illinois.

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A P P E A R A N C E S

- Jeffrey Funke - Chairman
- Rachel HITZERMANN - Planning
- Peter Vargulich - Member
- David Rosenberg - Member
- Zachary Ewoldt - Member
- Gina Lawson - Member
- Gary Gruber - Member
- John Fitzgerald - Member

ALSO PRESENT:

- Samantha Cockroft - Speaker
- Carl King - Speaker
- Lou Marelli - Speaker

Transcript of Hearing - St. Charles Plan Commission  
Conducted on September 17, 2024

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P R O C E E D I N G S

(Proceedings begin at 7:00 p.m.)

CHAIRMAN VARULICH: All right. Good evening, everyone. The meeting to the St. Charles Planning Commission is called to order at 7:02. Roll call: Laurel Moad? Gina Lawson?

MS. LAWSON: Here.

CHAIRMAN VARULICH: Jeff Funke? Colleen Wiese? Zach Ewoldt?

MR. EWOLDT: Here, yes.

CHAIRMAN VARULICH: Dave Rosenberg? Gary Gruber?

MR. GRUBER: Here.

CHAIRMAN VARULICH: John Fitzgerald?

MR. FITZGERALD: Here.

CHAIRMAN VARULICH: Thank you. Please join me for the Pledge of Allegiance.

(The Pledge of Allegiance is recited.)

CHAIRMAN VARULICH: Thank you. And the presentation of the September 4, 2024, meeting of the Plan Commission is there a motion to approve?

MR. EWOLDT: I motion to approve meetings as presented.

MR. GRUBER: Second.

1 MS. LAWSON: Second.

2 PETER VARULICH: Second. All those in  
3 favor?

4 ALL MEMBERS: Aye.

5 PETER VARULICH: Opposed?

6 (No verbal response.)

7 PETER VARULICH: Motion passes.

8 Item 5, 2815 Campton Hills Road, there's an  
9 application for a zoning map amendment for 2815  
10 Campton Hills Road filed by Samantha Cockroft. This  
11 will be done in two parts. We have a public hearing,  
12 as required for this application. In this rule, the  
13 Plan Commission is to conduct public hearings on  
14 zoning applications that are filed in the city.

15 Regarding our procedure tonight, staff will  
16 first provide a summary of the application. Then the  
17 applicant will make a presentation. Then we'll take  
18 questions from the Commission. And then finally,  
19 questions from the audience and the public. This will  
20 be followed by anybody wanting to give testimony.

21 When the Plan Commission feels it has  
22 gathered enough information to make a recommendation,  
23 we will close the public hearing. The Plan Commission  
24 will then discuss the evidence gathered relative to



1 the finding fact of the zoning map amendment and bode  
2 on a recommendation to the Planning & Development  
3 Committee.

4 Before we begin, anyone who wishes to offer  
5 testimony, ask questions, or provide comments for or  
6 against the application shall be sworn in if you could  
7 please stand. Anyone? I know there's only a few of  
8 you today.

9 (Witnesses sworn.)

10 CHAIRMAN VARULICH: Perfect. All right.  
11 After staff provides a presentation, we will ask each  
12 of you to come up to the lecturn, state your name,  
13 spell your last name, and your address. I will note  
14 that our official meeting packet posted to the City  
15 website, so all the information on the City's website  
16 is part of the public hearing record.

17 Staff, if you could provide a presentation?

18 MS. HITZERMANN: Yes. So this is a zoning  
19 map amendment application. Current zoning is OR,  
20 Office Research. The applicant would like to rezone  
21 to RM-3, General and Residential. The current use of  
22 the property is a single-family home, which is a legal  
23 nonconforming use in the OR District. So this  
24 rezoning would allow them to expand the current use of

1 the property.

2 One thing I will note that has come up  
3 recently and will probably be talked about as part of  
4 the presentation and public comment is when Bickford  
5 was established, as part of that PUD, there was an  
6 access easement agreement that was provided that  
7 come -- kind of, comes along here, and then was  
8 intended to flip through these properties, kind of  
9 along this line here if these were to ever be  
10 redeveloped as commercial (indicating).

11 So there are not any easements currently on  
12 these other properties, but there is a cross-access  
13 easement in place here if these were to ever be  
14 redeveloped. The thought was that there would be a  
15 connection (indiscernible) to remove all the driveways  
16 off Main Street and Campton Hills Road as it's, kind  
17 of, a lot of curb cuts for, kind of, a congested area.  
18 So that will be -- likely will be brought up tonight,  
19 so -- just so the Commission is aware. And with that,  
20 I can turn it over to the applicant.

21 CHAIRMAN VARULICH: I just have one  
22 question, Rachel.

23 MS. HITZERMANN: Uh-huh.

24 CHAIRMAN VARULICH: For the cross-access

1 easement, if it's extending their driveway from  
2 Bickford, do they lose a couple of parking spaces to  
3 enact that, or if it's (indiscernible) enacted?

4 MS. HITZERMANN: So I believe that,  
5 currently, the parking lot does not have parking  
6 spaces there. It's more of like a pull-out for people  
7 to -- the parking space is for them to back out to be  
8 able to continue off of their access site. So there  
9 are no spaces there. It's a continuative road.

10 CHAIRMAN VARULICH: Thank you. All right.  
11 All right. Well, thank you. All right. And if the  
12 applicant --

13 MS. COCKROFT: Uh-huh.

14 CHAIRMAN VARULICH: -- would like to present  
15 to us, please?

16 MS. COCKROFT: Hi there. My name is  
17 Samantha Cockroft.

18 CHAIRMAN VARULICH: I'm sorry. If you could  
19 just pull the mic towards you --

20 MS. COCKROFT: Sure.

21 CHAIRMAN VARULICH: -- so our court reporter  
22 can pick up everything?

23 MS. COCKROFT: Yeah, no problem.

24 CHAIRMAN VARULICH: Thank you.

1 MS. COCKROFT: Yes. My name is Samantha  
2 Cockroft. I'm a speech/language pathologist, and I  
3 currently own a home on downtown, St. Charles and run  
4 a business in the back. And I am selling that  
5 property and hoping to move my business to 2815  
6 Campton.

7 I see and specialize -- see children with  
8 autism and specialize in nature-based intervention, so  
9 this property is a good location for my clients. It's  
10 centralized, and I would also be asking to expand the  
11 residence to accommodate family and also to put some  
12 space in the back for a dome, which is on the drawing,  
13 and possibly an additional office in the future.

14 The way it's zoned currently, we would not  
15 be able to expand the residence, so that's the reason  
16 that we're rezoning. As far as -- this drawing is  
17 provided by the landscaping company that we hired to  
18 give a good, sort of, rendition of what the access to  
19 the property would look like and adding additional  
20 parking for clients.

21 As far as the question about the possible  
22 easement, looking at this drawing, I think that the  
23 easement would go right in the middle of the property,  
24 in the center. So I don't know how that could happen.

1 And if we could somehow come up with something  
2 creative if we get approved to rezone. So I know  
3 there's space in Lou's properties from the east, which  
4 I think is the Cada spool -- Pools and Spa residence.

5 But I wasn't aware of any, sort of, like,  
6 agreement or a legal obligation for any sort of  
7 easement until a few hours ago, so that is not  
8 included in the plans. Had I known that prior, I  
9 think I would have had some conversations and  
10 possibility come up with some creative solutions for  
11 that.

12 So yeah. So I'm looking to rezone to move  
13 my residence and business to this new location. I'd  
14 be happy to answer any questions regarding what I do  
15 or any plans that we have. Okay.

16 CHAIRMAN VARULICH: All right. Thank you.

17 MS. COCKROFT: Sure.

18 CHAIRMAN VARULICH: Any questions from  
19 commissioners for Ms. Cockroft?

20 MR. EWOLDT: Just out of curiosity, you  
21 know, by looking at this property -- and I was, you  
22 know, looking at your responses to the findings. You  
23 know, the comprehensive plan does call for this to be,  
24 you know, neighborhood commercial.

1 MS. COCKROFT: Uh-huh.

2 MR. EWOLDT: And you know, it is  
3 nonconforming, in a sense, with the zoning because the  
4 City, you know, had envisioned this area to transition  
5 use.

6 MS. COCKROFT: Sure.

7 MR. EWOLDT: You know, you're exploring this  
8 for -- you know, to try to formalize and expand the  
9 residential aspect of it --

10 MS. COCKROFT: Uh-huh.

11 MR. EWOLDT: -- which doesn't align with the  
12 comprehensive plan or the current zoning. You know,  
13 I'd like to hear a little bit more from you on your --

14 MS. COCKROFT: Sure.

15 MR. EWOLDT: -- perspective, so, you know,  
16 how you feel that, you know, your proposal fits with  
17 the rezoning --

18 MS. COCKROFT: Sure.

19 MR. EWOLDT: -- of the property.

20 MS. COCKROFT: So if you look at the  
21 comprehensive city plan, the property right next to  
22 us, which is Bickford, I think, is zoned as  
23 multiresidential. And then the properties that are  
24 directly to the south of our property, there's a

1 neighborhood right there. I think it's Harvest Hills  
2 neighborhood. That's also residential. So we're  
3 surrounded by residential.

4 And honestly, there's also -- in the  
5 comprehensive city plan, there is -- I think, it's  
6 high priority to have, like, a bike and locking pack  
7 right there. So there's already -- we're already  
8 surrounded by residential zoning. And so it's really  
9 just -- I don't know if you can pull up the  
10 comprehensive city plan, but like, we are, kind of, in  
11 the middle of it. But yeah. I think it's way down  
12 here. I guess they can do that.

13 MR. EWOLDT: And I get -- you know, I get  
14 that there is some --

15 MS. COCKROFT: Yeah. We're, like, right on  
16 the border.

17 MR. EWOLDT: I get that --

18 MS. COCKROFT: So --

19 MR. EWOLDT: -- there is some adjacent, but  
20 the property behind it, to the south, is -- it's owned  
21 by the Fairgrounds.

22 MS. COCKROFT: Sure.

23 MR. EWOLDT: And this is on 64 -- Campton  
24 Hills, you know?

1 MS. COCKROFT: Uh-huh.

2 MR. EWOLDT: Directly across, you know,  
3 tractor supply and some other developments just  
4 recently happened.

5 MS. COCKROFT: Sure.

6 MR. EWOLDT: It's -- you know, it's a little  
7 difficult, you know, because, again, your property, if  
8 you were to get the rezoning, it formalizes a more  
9 investment. It makes it harder for it to transition.

10 MS. COCKROFT: Uh-huh.

11 MR. EWOLDT: Where long-term plans have, you  
12 know --

13 MS. COCKROFT: Yeah.

14 MR. EWOLDT: -- envisioned the sale for --

15 MS. COCKROFT: Yeah. I mean --

16 MR. EWOLDT: -- commercial.

17 MS. COCKROFT: Typically, properties like  
18 this end up, kind of, being problem properties and end  
19 up with, like, renters that, you know, don't take care  
20 of it and other things. And I think the land has sat  
21 vacant for quite some time. So I'd be adding, kind  
22 of, a valuable service to the community and allowing  
23 for clients to access some of the surrounding  
24 businesses.



1 CHAIRMAN VARULICH: Okay. Regarding your  
2 business, since that's a primary focus of this --

3 MS. COCKROFT: Sure.

4 CHAIRMAN VARULICH: I'm just -- to me, it  
5 seems -- I don't know -- but to me, it seems that that  
6 is really the priority than moving your family there  
7 as a place just to live. Am I misinterpreting it?

8 MS. COCKROFT: No. I mean, it's both, to be  
9 honest. Right now I currently have a property that I  
10 live in, and then also have my office in, which allows  
11 me to see more clients and add more services to the  
12 community. So I think that if I am going to invest in  
13 the space and possibly, like, for expansion in the  
14 future, I want to make sure that the space fits for  
15 me, as well. So my clients are comfortable coming to  
16 my space now. It allows me to, you know, kind of,  
17 maximize my time having my residence there. And I  
18 would like to do both, so --

19 CHAIRMAN VARULICH: So about how many  
20 clients do you have a day?

21 MS. COCKROFT: I have about seven to nine  
22 clients a day.

23 CHAIRMAN VARULICH: Seven to nine. And how  
24 long are your average sessions?

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1 MS. COCKROFT: Insurance reimburses for  
2 45-minute sessions, but typically an hour, so --

3 CHAIRMAN VARULICH: So -- all right.

4 MR. GRUBER: And what are the typical hours  
5 of operation?

6 MS. COCKROFT: Typically, I start at 8:00  
7 a.m., and I'm done -- it depends. Tonight, I had a  
8 client until 6:50, and then I headed over, so --

9 CHAIRMAN VARULICH: And just a -- and so  
10 when -- with most of your clients being kids --

11 MS. COCKROFT: Uh-huh. Yes.

12 CHAIRMAN VARULICH: -- and on the spectrum,  
13 or some form special needs, but on --

14 MS. COCKROFT: Sure.

15 CHAIRMAN VARULICH: -- the autism spectrum,  
16 you want to --

17 MS. COCKROFT: Yes.

18 CHAIRMAN VARULICH: So I think a part of --  
19 beyond the e-mail that we received from Lou Marelli --

20 MS. COCKROFT: Uh-huh.

21 CHAIRMAN VARULICH: I had questions  
22 regarding how the traffic would work independent of  
23 this whole topic about this access easement over to  
24 the west of you being picked up and extended --

1 MS. COCKROFT: Sure.

2 CHAIRMAN VARULICH: -- east.

3 MS. COCKROFT: Questions regarding clients  
4 pulling into the property?

5 CHAIRMAN VARULICH: Well, here, it's  
6 probably complicated because you -- right now, if --  
7 forget -- let's forget the easement for a second.

8 MS. COCKROFT: Okay.

9 CHAIRMAN VARULICH: Okay. When you look at  
10 that intersection --

11 MS. COCKROFT: Well, I'm just going to --

12 CHAIRMAN VARULICH: -- of Campton Hills  
13 Road --

14 MS. COCKROFT: Yes. Sure. I'm just going  
15 to pull up park lands so that you can see where they  
16 would pull in, so --

17 CHAIRMAN VARULICH: No. I don't need that.  
18 I don't need that.

19 MS. COCKROFT: Okay. You want --

20 CHAIRMAN VARULICH: I need Campton Hills --

21 MS. COCKROFT: Do you want the -- okay.

22 CHAIRMAN VARULICH: -- and Route 64.

23 MS. COCKROFT: Sure.

24 CHAIRMAN VARULICH: Which, I think, it was

1 on one or both of these. When you look at that  
2 intersection, where the driveway is currently, that  
3 enters the property --

4 MS. COCKROFT: Uh-huh.

5 CHAIRMAN VARULICH: That is a complicated  
6 intersection because of the high speed of traffic.

7 MS. COCKROFT: Sure.

8 CHAIRMAN VARULICH: You get traffic that  
9 backs up at certain times of the day, especially in  
10 the late afternoon --

11 MS. COCKROFT: Uh-huh.

12 CHAIRMAN VARULICH: -- for people wanting to  
13 turn --

14 MS. COCKROFT: Sure.

15 CHAIRMAN VARULICH: -- right and go to the  
16 east on Route 64 on Campton Hills.

17 MS. COCKROFT: Right.

18 CHAIRMAN VARULICH: So I'm trying to  
19 envision somebody coming -- making a left-hand turn  
20 going westbound onto Campton Hills, stopping because  
21 they want to turn into your driveway, and they can't  
22 turn into your driveway because there's cars stacked  
23 up. And now, they're going to wait there while other  
24 cars that want to turn left onto Campton Hills cannot

1 do that. And I see people -- I live a mile -- a half  
2 a mile from here. And I go that way at all times of  
3 the day.

4 MS. COCKROFT: Sure.

5 CHAIRMAN VARULICH: And --

6 MS. COCKROFT: There's also quite a few  
7 people that walk around there, which I think is why,  
8 in the comprehensive city plan, there's a walking and  
9 bike path that's supposed to be put in. I would think  
10 that along with that, there should be a stop light  
11 that would be eventually put in.

12 CHAIRMAN VARULICH: Well, I think that's an  
13 IDOT question well beyond the scope of this group  
14 right here.

15 MS. COCKROFT: Sure.

16 CHAIRMAN VARULICH: And so I think there  
17 would have to be quite the undertaking between the  
18 City, public works, engineering, and IDOT --

19 MS. COCKROFT: Sure.

20 CHAIRMAN VARULICH: -- to try to address a  
21 signal at that -- at this particular --

22 MS. COCKROFT: Yes.

23 CHAIRMAN VARULICH: -- intersection.

24 MS. COCKROFT: So I think --

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1 CHAIRMAN VARULICH: And so if I --

2 MS. COCKROFT: Yeah.

3 CHAIRMAN VARULICH: And so I could see this  
4 as a significant issue because you have people who  
5 will be showing up between 9:00 to 6:00, 7:00.

6 MS. COCKROFT: I mean, I am currently  
7 pulling into the property now often, so I'm --

8 CHAIRMAN VARULICH: Okay.

9 MS. COCKROFT: I think --

10 CHAIRMAN VARULICH: But you're one person.

11 MS. COCKROFT: Sure.

12 CHAIRMAN VARULICH: And you're getting  
13 multiple clients that will come. Not --

14 MS. COCKROFT: Not at one time. So  
15 essentially, the way I do it is -- which is why I  
16 pulled up this plan, because I just wanted to let you  
17 know that, like, that was actually well thought out.  
18 And what we had come to is allowing for a circle  
19 driveway in this space so that when people are pulling  
20 out, they're not backing out of the driveway because  
21 it is a busy --

22 CHAIRMAN VARULICH: I --

23 MS. COCKROFT: -- intersection. So I don't  
24 have any problems pulling into the property currently

1 during the day. Coming in and out of there, there are  
2 cars that are sometimes stopped at that stop sign, but  
3 usually there -- I mean, there's enough space where  
4 they just stop, and they let you in. So I don't ever  
5 have multiple clients coming in at one time.

6 So I have a 45-minute session and I leave 15  
7 minutes in between for families to be able to  
8 transition out and come back in. So -- and I would  
9 say -- I know it sounds -- I mean, I've been doing  
10 this for a while, so it works pretty seamlessly.

11 So I currently have my business at 307  
12 Illinois Avenue in St. Charles, which my property is  
13 for sale right now. That's an extremely busy street,  
14 Illinois Avenue is. And I haven't had any problems.  
15 And I don't have a circle driveway currently. I just  
16 have families actually backing out. So I don't know  
17 if that helps, but --

18 CHAIRMAN VARULICH: Candidly, no. I think  
19 the traffic issue, independent of the -- is an  
20 important issue. And I guess my request would be that  
21 you engage a traffic engineer to come back and give  
22 us -- where you would have to provide the data on how  
23 your business works. They would analyze that, look at  
24 the peak flow, to see if it is, in fact, going to be

1 conflicts and problems that --

2 MS. COCKROFT: Well --

3 CHAIRMAN VARULICH: -- that -- excuse me --

4 MS. COCKROFT: Yeah.

5 CHAIRMAN VARULICH: It --

6 MS. COCKROFT: Sure.

7 CHAIRMAN VARULICH: -- won't present

8 problems from a public safety standpoint. Because

9 you're asking for a rezoning on something that doesn't

10 need to be rezoned other than your requests. And so I

11 would ask that, maybe --

12 MS. COCKROFT: Yeah. I mean -- I can --

13 CHAIRMAN VARULICH: -- a traffic study

14 happen.

15 MS. COCKROFT: Yeah. Sure.

16 CHAIRMAN VARULICH: That helps to inform --

17 MS. COCKROFT: Yeah.

18 CHAIRMAN VARULICH: -- our staff.

19 MS. COCKROFT: Yeah. And that we have --

20 the City has an agreement with an outside --

21 MS. COCKROFT: Right.

22 CHAIRMAN VARULICH: -- consultant that would

23 review it --

24 MS. COCKROFT: Right.



1                   CHAIRMAN VARULICH: -- to tell us whether  
2 you -- that your consultant used all the right  
3 standards and all the same --

4                   MS. COCKROFT: Sure.

5                   CHAIRMAN VARULICH: -- stuff. But I think  
6 that would be helpful because I think that that  
7 intersection is going to become a problem.

8                   MS. COCKROFT: Okay. I think I'm just  
9 having trouble understanding. So I'm going to have  
10 one client at a time. And I'm just one individual.  
11 So I'm never going to have anyone -- I -- it's not  
12 a -- I don't currently have a practice with multiple  
13 practitioners. So I can understand where that could  
14 be a problem if I had multiple clients pulling in and  
15 out.

16                   But I mean, I can tell you what the traffic  
17 study would say. It would be somebody pulling in and  
18 out of the property every 45 minutes, one car. So  
19 I'm -- I think I'm just wondering -- and I think that  
20 the traffic study would say, Yeah, there probably  
21 needs a stoplight there for all the other traffic. So  
22 I'm having trouble just understanding, like, my one  
23 client pulling in and out.

24                   CHAIRMAN VARULICH: Because I believe zoning

1 allows for you to have more than one practitioner,  
2 which would increase your traffic flow.

3 MS. COCKROFT: Uh-huh.

4 CHAIRMAN VARULICH: And once approved, it is  
5 a go, then. So I understand your current condition --

6 MS. COCKROFT: Sure.

7 CHAIRMAN VARULICH: -- is one practitioner.

8 MS. COCKROFT: Uh-huh.

9 CHAIRMAN VARULICH: But you would be allowed  
10 to have --

11 MS. COCKROFT: But even --

12 CHAIRMAN VARULICH: -- other practitioners.

13 MS. COCKROFT: -- without the rezoning, I  
14 believe I'd be able to have more than one  
15 practitioner; is that correct?

16 CHAIRMAN VARULICH: Well, but -- as an  
17 office use, not as a residential.

18 MS. HITZERMANN: Yes. So as long as you --  
19 so obviously, you offices as you need. As a home  
20 occupation, only one other person who does not reside  
21 on the premises may be employed to work there.

22 MS. COCKROFT: Right. So you could have a  
23 partner at some point --

24 MS. COCKROFT: Uh-huh.

1                   CHAIRMAN VARULICH: -- or someone you hired  
2 to act as an additional practitioner. Your space  
3 could expand. Your building could expand because you  
4 got a very large lot, which could meet all sorts of  
5 FAR and site development opportunities because it's a  
6 large lot because it's regarding a percentage of  
7 coverage.

8                   MS. COCKROFT: But that would be without  
9 even rezoning, right, Rachel? Like, I could do that  
10 now?

11                   MS. HITZERMANN: So if you use this property  
12 as an office, yes, you could expand it to the  
13 standards online to the code for Office/Research. I  
14 don't recall the standards.

15                   For a home occupation, you are limited to  
16 the size -- square footage that is allowed. So home  
17 occupation shall be conducted entirely in the dwelling  
18 unit. It shall be limited to the lesser of 500 square  
19 feet or 25 percent of the gross floor area of the  
20 dwelling --

21                   MS. COCKROFT: Okay.

22                   MS. HITZERMANN: -- unit.

23                   MS. COCKROFT: So by rezoning it, I would  
24 actually be, like, not allowing myself to expand as

1 much as it's currently zoned, right?

2 MS. HITZERMANN: Correct.

3 MS. COCKROFT: Okay.

4 MS. HITZERMANN: For the office part of it,  
5 but --

6 MS. COCKROFT: Right.

7 MS. HITZERMANN: -- in theory, yeah. If  
8 they rezone it, they could expand the home probably as  
9 large as meets the RM-3 standards.

10 MS. COCKROFT: Yeah. I think that's why  
11 I'm -- like, I'm having trouble understanding the  
12 traffic thing. Because the way it's zoned right now,  
13 I could have more than one practitioner, and that -- I  
14 can see where that would be an issue. But by rezoning  
15 it, I'm actually decreasing the amount of employees I  
16 could have.

17 CHAIRMAN VARULICH: Well --

18 MS. COCKROFT: So that would decrease the  
19 traffic.

20 CHAIRMAN VARULICH: I mean, you'd still have  
21 to address parking requirements. Leaving it as O-R,  
22 you'd have to address parking requirements.

23 MS. COCKROFT: Sure. Well, I have --

24 CHAIRMAN VARULICH: You --

1 MS. COCKROFT: -- parking spaces that --

2 CHAIRMAN VARULICH: You would have to --

3 MS. COCKROFT: -- had adding in.

4 CHAIRMAN VARULICH: You would have to  
5 address widening the driveway so that there could be  
6 two-way traffic because you wouldn't be allowed to  
7 just have one driveway width of 12 feet or whatever it  
8 is. You'd have to expand the driveway to two-way  
9 traffic to accommodate that. So there are multiple  
10 layers there.

11 MS. COCKROFT: If we --

12 CHAIRMAN VARULICH: So that's -- well, I  
13 guess, I don't have --

14 MS. COCKROFT: Okay.

15 CHAIRMAN VARULICH: I think there is, you  
16 know, more to this than just a rezoning to allow for  
17 your business, which is, you know, fine individually.  
18 Very appropriate. There's many individual's families  
19 who need your different, sort of, specialty  
20 assistance. And I agree with that 100 percent.

21 It's just that that is creating an issue  
22 with traffic and a number of other things. And I  
23 think that there -- I think the other part of that is  
24 that if -- in fact, this whole easement topic coming

1 from the west into your property and across, I think  
2 it needs to be resolved as part of this. Because I  
3 don't know. Does that impact what you're planning to  
4 do?

5 MS. COCKROFT: Yeah. I mean, I think --

6 CHAIRMAN VARULICH: It does or doesn't?

7 MS. COCKROFT: -- I'm open to -- like I said  
8 at the beginning, I think I'm open to hearing -- you  
9 know, I just found out about the easement.

10 CHAIRMAN VARULICH: As we did.

11 MS. COCKROFT: So yeah. So I'm open to  
12 hearing thoughts. I think I understand the traffic  
13 issue, and I think that's why I made sure in the  
14 planning stages in April, when I met with the  
15 landscaping team and the contractor, that I was, like,  
16 Listen, we have to have a circle driveway. There will  
17 be one car pulling in and out, and I want to make sure  
18 that that's as safe as possible.

19 MR. EWOLDT: It's not just --

20 MS. COCKROFT: So --

21 MR. EWOLDT: It's not just what's on the  
22 property, though. It's the intersection. I'm coming  
23 off of 64 to turn to Campton -- it does stack quite a  
24 bit. I've seen it --

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1 MS. COCKROFT: Sure.

2 MR. EWOLDT: -- numerous times.

3 MS. COCKROFT: I'm I'm having trouble  
4 understanding, like, why --

5 MR. EWOLDT: So if I --

6 MS. COCKROFT: -- my one car pulling out of  
7 my driveway is going to impact a problem that's  
8 already there.

9 MR. EWOLDT: Because we shouldn't -- with a  
10 rezoning, they shouldn't continue or get worse.

11 MS. COCKROFT: Uh-huh. But --

12 MR. EWOLDT: Things should improve.

13 MS. COCKROFT: But I mean, even with it --  
14 without us rezoning it --

15 MR. EWOLDT: It's vacant.

16 MS. COCKROFT: -- I could still do the same  
17 thing with my business.

18 MR. EWOLDT: But you would have to make  
19 improvements to comply with code as is. That's what  
20 Peter was trying to say is --

21 MS. COCKROFT: Sure.

22 MR. EWOLDT: -- if you are operating a  
23 business, there is other aspects of the zoning code  
24 you'd have to look at for -- to establish that use.

1 So there might be other improvements that you'd have  
2 to look at for the property that could mitigate.

3 MS. COCKROFT: Okay. I feel like, Rachel,  
4 you and I talked about this, like, before. But if  
5 I -- if we didn't rezone, then would we need to have  
6 additional plans for just me having an office?

7 MS. HITZERMANN: So if you were to not  
8 rezone and just have your office there, you would need  
9 to provide the amount of parking that is required for  
10 this space.

11 MS. COCKROFT: Which is on the plan.

12 MS. HITZERMANN: Uh-huh. I'm not  
13 necessarily sure if it would require you -- it would  
14 depend on the scope of work of what would be required.  
15 We may or may not require an increase in the driveway  
16 size. It would depend on, kind of, if you were just  
17 going to be using the business as is and you had the  
18 parking spaces, kind of, available on the property  
19 that are already considered a legal nonconforming use,  
20 basically. So we wouldn't necessarily require you to  
21 make it compliant, but if, you know, you expanded it,  
22 for whatever reason, at that point, I think we would  
23 request that you make it compliant.

24 MS. COCKROFT: Okay. Yeah. I think that



1 I'm trying to do it right. Like, I -- you know, by  
2 rezoning it, I'm not going to be adding a whole bunch  
3 of employees and creating more traffic. So I -- you  
4 know, I mean, I'm open to suggestions or -- I mean,  
5 I'm not sure how --

6 MR. EWOLDT: By rezoning, you're also  
7 potentially going to be the only single-family  
8 property on that stretch.

9 MS. COCKROFT: Well, I mean, there's a  
10 neighborhood right next to us.

11 MR. EWOLDT: They're not --

12 MS. COCKROFT: And currently, they're trying  
13 to --

14 MR. EWOLDT: They're not accessing directly  
15 onto Campton Road or 64 with all the commercial --

16 MS. COCKROFT: There's renters next to us.

17 MR. EWOLDT: But that is -- they're  
18 nonconforming, as well, so that isn't -- it's  
19 purchased for further development. Those properties  
20 are sitting there with the intention that area is for  
21 future redevelopment. I mean --

22 MS. COCKROFT: Uh-huh.

23 MR. EWOLDT: You go 2, 300 feet to the, you  
24 know, the east, it's a commercial business. Just from

1 my perspective, I -- you know, I don't feel that  
2 residential is appropriate in rezoning this area.

3 MS. COCKROFT: Okay. I mean, it sat vacant  
4 for quite some time, so --

5 CHAIRMAN VARULICH: Any other questions from  
6 commissioners at this point?

7 (No verbal answer.)

8 CHAIRMAN VARULICH: All right. The -- Thank  
9 you very much, Samantha.

10 MS. COCKROFT: Yeah, no problem.

11 CHAIRMAN VARULICH: We may ask you to come  
12 back, but --

13 MS. COCKROFT: Sure.

14 CHAIRMAN VARULICH: But we'd like to hear  
15 from --

16 MR. GRUBER: I'm sorry. I did have one --

17 CHAIRMAN VARULICH: Oh, okay.

18 MR. GRUBER: -- last question.

19 CHAIRMAN VARULICH: I'm sorry.

20 MS. COCKROFT: Yeah.

21 CHAIRMAN VARULICH: Hang on.

22 MR. GRUBER: You had mentioned cars going in  
23 there. I don't know about the dynamics of your client  
24 base. Are there any scenarios where a short bus or a

1 van, the handicapped van, or something?

2 MS. COCKROFT: No.

3 MR. GRUBER: So it's all cars and --

4 MS. COCKROFT: No.

5 MR. GRUBER: -- (indiscernible).

6 MS. COCKROFT: Just -- yeah, just cars. And  
7 like I said, it's pretty seamless. I do it now. And  
8 I have cars backing out onto Illinois Avenue. So I  
9 have to be honest, part of me is like, this is  
10 actually much safer than what I currently have. So I  
11 tried to be thoughtful in planning. And I really  
12 don't think one extra car, you know, every hour is  
13 going to impact traffic significantly, so --

14 MR. GRUBER: Thank you.

15 CHAIRMAN VARULICH: Thank you.

16 MR. MARELLI: Good evening, everyone. My  
17 name's Lou Marelli.

18 CHAIRMAN VARULICH: I'm sorry. If you could  
19 speak into the mic, please?

20 MR. MARELLI: Good evening, everyone. My  
21 name is Lou Marelli. I own a property at 2741 West  
22 Main Street and two acres, more or less, going west of  
23 there. I can scroll here. Sorry, guys. Give me a  
24 second. Maybe we'll go back the old fashion -- I gave

1 you guys some exhibits. Looking at that might be  
2 faster. Unless you can control the screen from your  
3 side.

4 CHAIRMAN VARULICH: No. I have --

5 MR. MARELLI: So --

6 CHAIRMAN VARULICH: -- no control of that.

7 MR. MARELLI: So I'll give you one -- thanks  
8 to Rachel, some exhibits. The first one I have here  
9 is a site plan, and in faint yellow is the four lots  
10 in question. What's going on here?

11 MS. HITZERMANN: I'm scrolling. We're you  
12 trying to --

13 MR. MARELLI: Oh.

14 MS. HITZERMANN: -- get to a specific  
15 drawing or something?

16 MR. MARELLI: Yeah. That's a great one.  
17 Okay.

18 MS. HITZERMANN: Okay.

19 MR. MARELLI: So the one that says O-R on  
20 the far east side is 2741 Main Street. You have to go  
21 to this side. Can you move that, Rachel? That mouse?  
22 Okay. So here's 2741. And then this is a vacant lot.  
23 This is a vacant lot. This is Mr. King's property.  
24 This is the retirement home.

1           So at one time, these were seven lots that  
2           stood alone. And there were a couple of big lots -- I  
3           mean, houses -- excuse me -- on this lot and this lot,  
4           which I tore down because they weren't worth saving.  
5           Left the one that was here and just rented it out.

6           Mr. King has a home on this -- or Samantha,  
7           right?

8           MS. COCKROFT: (No verbal response.)

9           MR. MARELLI: Samantha has a lot here. I'm  
10          sorry. I was -- thought it was Mr. King's lot. So  
11          that's why I was referencing him as the owner in my --

12          MS. COCKROFT: He is the owner.

13          MR. MARELLI: Oh, he is? Okay.

14          MS. COCKROFT: Yes.

15          MR. MARELLI: So -- okay. So when I --  
16          before I bought the property -- and I did my due  
17          diligence. And I met with the City. (Indiscernible)  
18          was the economic developer -- economic development  
19          head, I guess. And he was pretty clear that, you  
20          know, the curb cut off of North Avenue would be up to  
21          the IDOT. So it was okay for its current use as a  
22          rental property at 2741 West Main Street. If there  
23          was going to be any kind of commercial development or  
24          expanding use of that property, I'd have to get IDOT's

1 permission. And then he said it's a terrible  
2 intersection. Trying to reroute traffic to keep off  
3 the intersection and not add more to it.

4 So even if IDOT gave you a curb cut there,  
5 we'd want to create a (indiscernible) that would run  
6 across the seven lots, including the --Bickford wasn't  
7 there at the time. And that we'd want everyone to go  
8 out off of Campton Hills Road as far west as we could  
9 push. So I said, Okay. That's fine. I met with  
10 IDOT, and if we clear, right in, right out, it was  
11 likely to be granted on an east lot.

12 And KDOT has kept those roads controlled --  
13 the KDOT. And they said, Yeah, but you're okay. The  
14 access might come over here. And I don't know how  
15 much -- how many years passed, but eventually,  
16 Bickford applied for a building permit. And they were  
17 required to grant the access to the four lots running  
18 east of them for purposes of emptying traffic out  
19 westbound onto Campton Hills Road and not North Avenue  
20 and as far away from that intersection as possible  
21 because of the problems, I think, you know, exist at  
22 that intersection.

23 So I relied on that in commission, and I  
24 went forward with the purchase of that property. And

1 so my concern is if we put a  
2 Residential/Office/Research there and we don't  
3 condition the approval on granting an easement -- an  
4 access easement for my three lots, some will become  
5 landlocked. I think, you know, you don't even have to  
6 be a developer to realize that the only way to get  
7 into my three lots is right in and right out. It's a  
8 kiss of death for me. That's not (indiscernible).  
9 And I know a residential property would like that kind  
10 of restriction.

11 So I'm asking City Counsel to go ahead and  
12 continue the efforts to move traffic onto -- westbound  
13 traffic onto Campton Hills Road by requiring any  
14 change in the seven properties' zoning or use to bring  
15 an easement. I'm also aware that it has to be  
16 reciprocal. I have to get the same easements, too,  
17 with Bickford, Mr. King's lot. And I don't think we  
18 developed the lots to go eastbound on Route 64.

19 There -- I put a lot of stuff in this  
20 memorandum. I know it's probably a lot to take in  
21 right before the week starts, but maybe you guys can  
22 review this. And just so you know, I didn't get wind  
23 of this thing until about two weeks before the  
24 hearing. I didn't get a notice any sooner than that

1       except the meeting's the 17th.

2                   I did work with Rachel for about maybe a  
3 week trying to get through some of these issues, but  
4 it's a lot. And you know, admittedly, she thought it  
5 was best I presented myself before you, so -- and  
6 quite frankly, my wife is the one who convinced me. I  
7 was just going to say, you know what, I'll figure it  
8 out when it gets on the edge of the property. And  
9 she's like, No, You got to go there. So that's why I  
10 put the document together today.

11                   So I apologize for the late notice to the  
12 board. I didn't do it intentionally. But I do think  
13 the points I make are both well-based and founded. So  
14 creating a (indiscernible) road was always the plan  
15 for the City, and it shouldn't change because someone  
16 wants to use it for residential zoning purposes. I  
17 have no objection to living in that property and using  
18 it half the time as a resident or a split use. It  
19 could be a business and personal. I really don't. I  
20 just want to make sure I have access to the retirement  
21 home's, you know, ingress, egress. So that's really  
22 the big picture.

23                   I also felt like, you know, this stuff is  
24 public record. I mean, I don't know of the transition



1 between that last and the new group. You know,  
2 something that wasn't really -- this isn't all that  
3 popular of an area. I mean no one was thinking about  
4 it, the transition.

5 But it's not only -- I mean, I think the  
6 proof in the pudding is the fact that there is an  
7 easement sitting there. And what's stubbed there is  
8 an apron, to answer your question. They created an  
9 apron stub right adjacent to the west boundary line,  
10 Mr. King's lot, with the anticipation that that's  
11 where we'd come in to.

12 You know, I'd be happy to hear that Mr. King  
13 is going to, you know, work with me. That's just  
14 fantastic. But I don't want it to be a loose  
15 commitment. So that maybe ultimately can't come to an  
16 agreement, and the rezoning has happened, and I'm now  
17 (indiscernible) only on that lot.

18 And I do believe that -- you know, the way  
19 she said that not only did she want an office there,  
20 but they want to expand for a future office, which  
21 means there's another tenant there, possibly, who  
22 would utilize the space. There's also clients coming  
23 and going. And the real solution in my mind of their  
24 issue is close your driveway off. Go up to the

1 Bickford home. It's right there. That's what it was  
2 created for. That's -- you know, that's an easier fix  
3 than sticking with O-R zoning and doubling the  
4 driveway across. You know, to me, it's a lot cheaper  
5 fix. And it serves the goal of reducing traffic and  
6 the safety concerns at that intersection.

7 And I think the document speaks for itself.  
8 Unless you're going to go around today and belaboring  
9 the points. I tried keeping it brief, and I -- with  
10 headers to give you an idea.

11 I mean, I'm now chained to St. Charles.  
12 I've been here for a lot of years. I've raised my  
13 family here. I got Cada properties for here on the  
14 west side, not too far from the site entry. I've  
15 operated that for the last 20 years. I have my law  
16 practice on 38 in St. Charles. I have lived in  
17 St. Charles, raised my family here.

18 And I own a couple more vacant lots that I  
19 hope to get developers sold to the developers in the  
20 City of St. Charles. I've invested a lot in the  
21 community. Take my hat off to the fine the of the  
22 board in past, present, and hopefully the future. And  
23 I'm thankful for the City. As special as it is  
24 because no matter how far I go around, everybody

1     applauds St. Charles and the tri-city area in general.  
2     So that's hats off to you guys. So with that, I'll  
3     stop yapping, and I'll let you do your thing.

4             CHAIRMAN VARULICH: Thank you.

5             MS. COCKROFT: I have a question.

6             CHAIRMAN VARULICH: Please.

7             MS. COCKROFT: Okay. So it sounds like --  
8     you know, like I said, I was not aware of the  
9     easement -- until several hours ago -- issue. But I'm  
10    just going to pull up my plan because I think that Lou  
11    said, Okay. Well, we could just close off our  
12    driveway, and then access, which would be right here,  
13    I guess. We would access through Bickford, which  
14    would then close this off, and then that would fix  
15    your traffic problem -- right -- if I did that?

16            CHAIRMAN VARULICH: Well, I would say it  
17    probably would. But I -- I'm not an engineer.

18            MS. COCKROFT: I was just asking --

19            CHAIRMAN VARULICH: I'm a staffing  
20    consultant.

21            MS. COCKROFT: Well, I mean,  
22    (indiscernible) --

23            CHAIRMAN VARULICH: But I would say --

24            MS. COCKROFT: Obviously --

1 CHAIRMAN VARULICH: -- that would go a long  
2 way. I would --

3 MS. COCKROFT: Yeah.

4 CHAIRMAN VARULICH: I would encourage you to  
5 think about that from a -- how to get to your property  
6 from Campton Hills, and how do your client --

7 MS. COCKROFT: No, I know.

8 CHAIRMAN VARULICH: And how do your  
9 client --

10 MS. COCKROFT: I know that I need --

11 CHAIRMAN VARULICH: And how do your clients  
12 do that --

13 MS. COCKROFT: Sure. I think what would  
14 happen was --

15 CHAIRMAN VARULICH: -- coming through the  
16 parking lot at Bickford.

17 MS. COCKROFT: Yeah. We would just expand  
18 this. Because this is right where the easement is, so  
19 we would expand this driveway, and then we would go  
20 right out there. So I'm just thinking, you know, that  
21 would, sort of, you know --

22 MR. EWOLDT: You would also have to bring  
23 easements to the adjacent property -- apartment, as  
24 well, so he can connect to your driveway.

1 MS. COCKROFT: Right.

2 MR. EWOLDT: Your --

3 MS. COCKROFT: Right.

4 MR. EWOLDT: So that would go --

5 CHAIRMAN VARULICH: East to west.

6 MR. EWOLDT: -- east to west.

7 MS. COCKROFT: Yes.

8 CHAIRMAN VARULICH: (Indiscernible.)

9 MS. COCKROFT: So then what he would want us  
10 to do -- we would expand this right here, which is  
11 very close. And then we would come all the way  
12 through, keep the circle driveway, but then allow him  
13 an easement right here. There's already a driveway  
14 right there.

15 MR. EWOLDT: Uh-huh. Okay.

16 MS. COCKROFT: Thank you.

17 CHAIRMAN VARULICH: Thank you. So quick  
18 question for staff.

19 MS. HITZERMANN: Uh-huh.

20 CHAIRMAN VARULICH: The -- in this  
21 conversation, we're talking about extending the  
22 easement, and it certainly seems to be Mr. Marelli's  
23 request. I don't know if it's a big deal that we  
24 don't have a real idea of where the easement is on

1 this drawing and how that affects the backup plan or  
2 anything else. And I -- so is that something that  
3 needs to be resolved?

4 MS. HITZERMANN: So it depends. You know,  
5 ideally, it would probably be resolved before it gets  
6 voted on. You could also make it a condition that it  
7 gets resolved prior to going to Planning & Development  
8 Committee, or it wouldn't be that. So I guess it  
9 depends how the Commission feels. If they would like  
10 to see what that looks like, or if they feel confident  
11 that, you know, they can move forward without that.

12 CHAIRMAN VARULICH: Okay. All right. So  
13 Commissioners, it's our discussion. We've heard from  
14 the applicant. We've heard from the public.

15 MR. KING: Can one more member of the public  
16 speak?

17 CHAIRMAN VARULICH: Certainly. You're the  
18 land owner, so that absolutely is allowed.

19 MR. KING: So I just want to --

20 CHAIRMAN VARULICH: If could, just for the  
21 court reporter, your name and address?

22 MR. KING: My name is Carl King. My address  
23 is 2815 Campton Hills Road, St. Charles, Illinois  
24 60175. And I just want to state, for the record, that

1 I love St. Charles more than Lou Marelli. I've lived  
2 here longer. I've raised more children. I'm just  
3 messing around.

4 Yeah. I think Lou brings up some, you know,  
5 good points. And he's obviously bought some  
6 properties to the east of where I currently live and  
7 was hoping to develop. But I would like to add just a  
8 little bit of color to, maybe, the narrative.

9 And part of that is when I was considering  
10 this property about four or five years ago -- I think  
11 that's public record. When I was considering  
12 purchasing this, the present -- or that owner was not  
13 in conversations with Lou. So Lou and I have had a  
14 great relationship, and we've tried to, you know, get  
15 some developers interested in the properties as a  
16 parcel together.

17 Unfortunately, one, they haven't measured up  
18 with the four-acre requirement that many developers  
19 are looking for when they're coming to St. Charles.  
20 I've had a number of conversations with Rachel, with  
21 Russell, with also other people at the City trying to  
22 understand, okay, there is people that may be  
23 interested. People kicking the tires and that kind of  
24 thing. So I would like to say that as far as the

1 requirements for the size of the driveway being  
2 expanded whether we added on, whether we did some type  
3 of -- currently, it's nonconforming.

4           And so we've gone to the Postal Office, and  
5 they have requirements for their ingress and egress  
6 for their vehicles. The mailbox was initially at the  
7 very front of the driveway. We moved that up to where  
8 that first car is, the northerly car. And the post  
9 office, obviously, has some very strange requirements,  
10 as you mentioning, for whether their commercial  
11 vehicles can back up and whether they can move. So  
12 we've already kind of covered that hurdle. They've  
13 given us access and approval, and so it's big enough  
14 for them -- as it currently exists -- for them not to  
15 have any problem with any of those requirements.

16           As far as traffic, I would say that some  
17 people do -- and not to contradict you, Rachel, but  
18 just to kind of update the record, at Bickford, all of  
19 those spaces that are -- currently where you can  
20 see -- are all parking spaces. So it's all parking.  
21 I think you asked that question earlier.

22           And so they would be required to go in and  
23 demolish curb stones and a lot of other things. As  
24 well as, they would have to mitigate where they



1 currently have that pond area that -- yeah. So where  
2 that car is parked, all of those areas -- and even to  
3 the north along that whole road -- those are all  
4 parking spaces. And there is --

5 MS. COCKROFT: There is a retaining wall.

6 MR. KING: I'm sorry. There is a retaining  
7 wall. There is a tree. So there would be some  
8 substantial -- I'm sorry. Go ahead.

9 CHAIRMAN VARULICH: No. I would say it  
10 depends on where the easement is --

11 MR. KING: Sure.

12 CHAIRMAN VARULICH: And my --

13 MR. KING: It --

14 CHAIRMAN VARULICH: My assumption would be  
15 that your easement is granted over the driveway and  
16 not overtop of the parking spaces or the stone water  
17 foundation.

18 MS. COCKROFT: But the way their driveway  
19 is --

20 MR. KING: The way that the easement is  
21 granted, it is over all of those parking spaces. And  
22 it would require them to lose a significant amount of  
23 parking and actually probably throw them back into a  
24 place of having to develop and maybe redevelop in the

1 back and destroy some natural herbaceous land or  
2 something.

3 So it would require -- the way that it is  
4 currently -- because, again, they have that massive  
5 retaining pond sort of on the east and the west side  
6 of the property on the front. And so there's no other  
7 way to develop. And you can't just get rid of that  
8 because it's -- you know, that's just the way that the  
9 law and code is written.

10 So in order to do that -- which is why I  
11 believe when I purchased the property, the easement  
12 wasn't even brought up in the conversation. There was  
13 no legal requirement. There was no written  
14 requirement. There was no oral requirement for an  
15 easement. And I believe that was something maybe 20  
16 years ago or 15 years ago that was in consideration.  
17 But as you can see, in St. Charles -- and I think  
18 you've mentioned it -- there's been amazing amount of  
19 development that has not taken into account what maybe  
20 previous administrations thought about.

21 There's also, I'd like to add, a bike and a  
22 pedestrian path on both sides of the road that the  
23 City of St. Charles has already approved. In  
24 addition, we are in compliance with the City's grand

1 master plan, if you would, as far as having a  
2 residential place.

3 I will say that about three to four years  
4 ago, I approached a number of developers, and  
5 specifically real estate residential developers, to  
6 develop this specific property as well as Lou's  
7 properties. One, it was the cost of development.  
8 Two, it was the grade -- the slope of the land. It  
9 would be probably -- I don't remember what the numbers  
10 were. But it was around \$2 million to develop the  
11 park, which was an outrageous number, and each  
12 developer walked as a result of that.

13 But I would also say that -- and now, in  
14 East St. Charles, there is a number of properties that  
15 are residential that the City has had no problem with  
16 any kind of continued use as both residential and  
17 commercial. I have a place Murray uses. You have the  
18 place across from the old Honda dealership. You've  
19 got a number of places. So up and down, as well as on  
20 Peck Road on the corner of Campton Hills, there is a  
21 residence there.

22 And so I think, from my perspective and I  
23 think from Samantha's perspective, there would be a  
24 number of changes that would be required both of us as

1 well as of the City in order to do something different  
2 that what we're proposing. And so we've tried to do a  
3 really good job of taking into account all of the  
4 things that exist.

5 I'll also add that the property to the south  
6 of the existing property belongs to the Kane County  
7 Fairgrounds. They're a 501(c)(3). They worked really  
8 hard to get that land. Worked from (indiscernible).  
9 They're not looking for development.

10 And so even if the plan for the City of  
11 St. Charles is to develop those properties, we're  
12 stuck. And I say the City is stuck because there will  
13 be no more development. They've been very clear. The  
14 board of directors have spoken with the board as well  
15 as the chairman. They're not doing anything with  
16 that. And that ground is going to sit foul if they  
17 can help it. So any questions for me?

18 CHAIRMAN VARULICH: Anyone?

19 MR. EWOLDT: I'd just like to -- yeah. No.  
20 I just want to just touch on one thing. You know, I  
21 understand, you know, again, the desire to sell the  
22 property. You know, potentially, you know, something  
23 for -- to use for single-family or legally establish  
24 it and expand it. But you know, from a city plan

1 standpoint, if your single -- you know, you're talking  
2 about the amount of acreage, what's needed for  
3 development. You're talking about several other  
4 things. You move your piece of the pie away. It only  
5 makes it smaller for what I -- you know, the other  
6 properties that are there --

7 MR. KING: Uh-huh.

8 MR. EWOLDT: -- to redevelop. But again,  
9 it's right on 64. You know, it's --

10 MR. KING: No, it's not. It's on Campton  
11 Hills.

12 MR. EWOLDT: Okay. Well, the three  
13 properties directly next to it are on 64. And I'm  
14 sure this probably touches 64. But the point is, it's  
15 a nonconforming use.

16 MR. KING: Uh-huh.

17 MR. EWOLDT: And expanding that use only,  
18 you know, would cement that it's going be there  
19 long-term further when long-term plans call for  
20 something else. And if you were saying -- you know,  
21 if it was something like what's next door for the  
22 property, you know, that's something that different  
23 than a single-family, you know, property. Because  
24 while, you know, your current, you know, potential

1 buyer is looking to do a business in single-family,  
2 she can leave in two years, sell it, and it could  
3 change use and it could be something completely  
4 different.

5 You know, and now you have a bunch of kids  
6 that need to get on a school bus, other things like  
7 that. And it's just not aligning with what the --

8 MR. GRUBER: I'm glad you came --

9 MR. EWOLDT: Kids getting out of a school  
10 bus right there at a busy intersection, things like  
11 that.

12 MS. COCKROFT: You mean my kids?

13 MR. EWOLDT: Exactly. So if you have kids,  
14 they're going to have to get picked up.

15 MS. COCKROFT: My kids are in college.

16 MR. EWOLDT: Okay. I'm not -- I'm just  
17 saying, generally speaking. But from that standpoint,  
18 single-family really shouldn't be in that area.

19 MR. KING: So I mean, I understand what  
20 you're saying, and I don't mean to interrupt, but I  
21 think a lot of the rebuttals that I'm hearing don't  
22 even enter into it specifically because it's already  
23 nonconforming.

24 MR. EWOLDT: Correct.

1 MR. KING: And so previously, we've had  
2 tenants that --

3 MR. EWOLDT: But rezoning it would make it  
4 conforming.

5 MR. EWOLDT: I think rezoning would actually  
6 mitigate many of the challenges that are currently  
7 allowable --

8 MR. EWOLDT: But it's --

9 MR. KING: -- under the current policy, is  
10 what I think because -- okay. So specifically, if we  
11 added structures in the back that conforms with the  
12 current nonconforming policy, and so we could build  
13 out a whole lot of independent construction. We could  
14 so some, you know, structures. All we'd need to do is  
15 go through a few permits, and we'd be good to go. And  
16 so what I -- I think what I'm trying to do -- but I  
17 think the buyers are going to do is be very, very  
18 considerate of the City and of the overall vision. I  
19 apologize for the interruption.

20 MR. EWOLDT: Yeah. No. I understand the  
21 vision is, you know, neighborhood-commercial, or you  
22 know, the current zoning Office/Research, I think.  
23 But you know, if you were, kind of, again, coming to  
24 rezone it for something other than single-family, that

1 would make more sense because of the overall  
2 development impacts and things like that. But from a  
3 single-family standpoint, it doesn't make sense in  
4 that location. It's -- and from a perspective as a  
5 commissioner, I have to look at the long-term and  
6 what's good for the City.

7 MR. KING: Sure.

8 MR. EWOLDT: And you know, if you look at  
9 the area, there's been lots of development and lots of  
10 activity in the area. There still is potential for  
11 development in that area. And I don't think  
12 single-family is appropriate.

13 MR. KING: Very good.

14 CHAIRMAN VARULICH: Questions?

15 MS. HITZERMANN: I just have a couple of  
16 comments and --

17 CHAIRMAN VARULICH: Please.

18 MS. HITZERMANN: -- clarifications. So the  
19 easement does run through this part. This is -- they  
20 should not be parking here. It's not to code. Like,  
21 it's not an actual legal parking spot. It is  
22 primarily used as a -- or it's supposed to be used as  
23 a backup area and then -- for them to, kind of,  
24 continue on to this way. So looking at the plans,



1 this is where it does go through. You can tell that  
2 the, kind of, parking spots are over here, actually  
3 further in, and that's why these are parking spots and  
4 this is not.

5 Second thing is -- and to the next point,  
6 this is a request for -- to rezone to a single-family  
7 residential. So while there is going to be a home  
8 occupation, I think the focus really should be on  
9 whether or not residential is appropriate for this  
10 lot.

11 And then the third thing, in terms of the  
12 easement, you know, if they do have an easement, this  
13 is really for the applicant to kind of consider here,  
14 you get rid of this driveway, you know, are you  
15 comfortable with a commercial easement potentially  
16 going through your lot? And you know, maybe can you  
17 reconfigure? It comes in here and goes done this way,  
18 goes across the lots. But there will be an easement  
19 through this as -- potentially as part of condition of  
20 this rezoning to these -- if they ever got redeveloped  
21 as commercial.

22 And you know, at this point, we don't know  
23 what this commercial looks like. So you know, if you  
24 would be comfortable with that. That's something for

1 you to consider as -- so you know, it could be really  
2 any type of commercial over here if it ever got  
3 rezoned to a commercial zoning. So just something to  
4 keep in mind for you and something to keep in mind for  
5 the future.

6 CHAIRMAN VARULICH: Thank you. Any  
7 additional questions? Any thoughts or concerns?  
8 Any -- is there any interest in moving the project  
9 forward with conditions or a recommendation of  
10 conditions, or do we want to ask for the public  
11 hearing? Because we're still on a public hearing, 5A.  
12 Do we want to ask for a continuation to see if some of  
13 these things can be more resolved and brought back  
14 with more information, clarity so then we can make a  
15 recommendation? So if we can just --

16 MR. FITZGERALD: I would like to see a  
17 continuation just to see more -- a definitive on what  
18 this would look like with easement continuation.

19 CHAIRMAN VARULICH: Yeah.

20 MR. FITZGERALD: And if Mr. Marelli is going  
21 to work, you know, with the property owner --  
22 potential property owner to understand how that's  
23 going to work so those three lots aren't completely  
24 boxed up.

1 MR. EWOLDT: To my point, I think the same  
2 thing is appropriate here. So you know, I'm going to  
3 be voting no for the rezoning. So I mean, based on  
4 what the rest of the Commission wants, a continuation  
5 or not, my -- you know, my stance is my stance.

6 CHAIRMAN VARULICH: Sure. Okay. All right.

7 MS. LAWSON: I would like to see additional  
8 plans on, like, how the easements would actually work  
9 with both parties, Mr. Marelli and Ms. Cockroft. Just  
10 more, you know, (indiscernible) they'll make more  
11 pictures, more -- just to see what it would look like.

12 CHAIRMAN VARULICH: Gary?

13 MR. GRUBER: I don't have a problem with  
14 continuing. You know, I think there's more discussion  
15 that's to take place on the subject to both, if it  
16 ever gets approval.

17 CHAIRMAN VARULICH: Okay. All right. So to  
18 Rachel and -- do you need more, if you wrote requests,  
19 or more information from us as to what we would like  
20 to see if we continue this and bring it back?

21 MS. HITZERMANN: Yes. That would be  
22 helpful.

23 CHAIRMAN VARULICH: Okay. Okay. So if we  
24 were going to continue this -- I feel like there some

1 open issues and maybe some unresolved. So we're not  
2 going to make a recommendation one way or the other  
3 tonight. Then understanding that case, and I'm going  
4 to trust (indiscernible). So we won't look for any  
5 input from him right now. All right?

6 But it sounds like all of us would like to  
7 see, if you will, and understand the easement document  
8 that exists on Bickford and how exactly that connects  
9 and exactly where it connects to Mr. King's,  
10 Samantha's property. Because if now it's -- we're  
11 kind of guessing where it connects in the drawing that  
12 you provided. And it would be great to see that, if  
13 you will transfer so we can see.

14 And then see -- give them an opportunity to  
15 see, okay, do they want it to stay directly eastward,  
16 if you will, or does that front drive over a tree that  
17 you want to keep, or you know, something like that.  
18 And so do you want to have it shift, let's say, more  
19 north so that it actually goes to the east further  
20 north in the lot rather than potentially interfere  
21 with your circular -- you know, assuming you're not  
22 going to change that -- the circular drop-off that  
23 you'd have for your clients and stuff. Maybe that  
24 driveway, if it's going -- if you're going to cut

1 across your property east to west, might be better off  
2 being north of that so that it doesn't -- that traffic  
3 doesn't interfere -- because who knows what the  
4 traffic will be in the future -- it doesn't interfere  
5 with your clients and the drop-off and parking and  
6 their -- and them going in and out from the office.

7 MS. COCKROFT: I just have one thing, so --

8 CHAIRMAN VARULICH: So --

9 MS. COCKROFT: Just to be clear, like, so  
10 basically, if we didn't rezone it, then we could just  
11 put a bunch of offices in the back and keep everything  
12 the way that it currently is and not do an easement;  
13 is that correct, Rachel?

14 MS. HITZERMANN: If you put offices in the  
15 back, you would need to make sure that there was  
16 nonconforming parking. You would have to provide the  
17 parking for those --

18 MS. COCKROFT: Sure.

19 MS. HITZERMANN: -- offices.

20 MS. COCKROFT: Yes.

21 MS. HITZERMANN: But yes.

22 CHAIRMAN VARULICH: Okay.

23 MS. COCKROFT: And then I could hire staff  
24 and expand, but (indiscernible) --

1 MS. HITZERMANN: Yes. If you used it as a  
2 commercial -- if you used it as an office property as  
3 it is zoned for office, as long as, you know, when you  
4 start expanding it, then you need to come into  
5 compliance with the zoning code in terms of parking  
6 and things like that. But yes. That would be through  
7 permitting and not through a zoning process.

8 MS. COCKROFT: Okay. So I think that's  
9 where I want to say, I would like to do things right  
10 and invest in the property and the space. And I think  
11 that will help in the future with any developments  
12 that Lou might have. So what we could do is just not  
13 rezone it and then do things, it sounds like, which  
14 would not be helpful. So I think that's where I'm at.  
15 I'm kind of --

16 MR. EWOLDT: But the rezoning for -- you're  
17 rezoning it to residential. So the conversation is  
18 rezoning to residential, not your home occupation. So  
19 rezoning to a single-family does not help the overall.

20 MS. COCKROFT: But it does, sort of, right?

21 MR. EWOLDT: It does not.

22 CHAIRMAN VARULICH: Well, I would offer --

23 MS. COCKROFT: Yes.

24 CHAIRMAN VARULICH: -- that this is not

1 the -- this will not be the venue to solve that --

2 MS. COCKROFT: Sure.

3 CHAIRMAN VARULICH: -- without further  
4 information.

5 MS. COCKROFT: I mean, I think it's the  
6 (indiscernible) --

7 CHAIRMAN VARULICH: And so I think that if  
8 you investigated this a bit further --

9 MS. COCKROFT: Sure.

10 CHAIRMAN VARULICH: -- I think you would  
11 find that leaving -- purchasing the property, leaving  
12 it as O-R zoning, turning it into an office  
13 development would be far more involved than you're  
14 eluding to right now. You would have parking  
15 requirements. You would have, probably, stormwater  
16 requirements.

17 MS. COCKROFT: Uh-huh.

18 CHAIRMAN VARULICH: And then you have to --  
19 and then if you used your driveway and did not want a  
20 pride that easement, you would probably be involved in  
21 a full-blown traffic study to address all the  
22 additional traffic that you're going to put --

23 MS. COCKROFT: Right.

24 CHAIRMAN VARULICH: -- out onto Campton

1 Hills, which is controlled by the County. And believe  
2 me, those guys are not a lot of fun --

3 MS. COCKROFT: Right. So then that's --

4 CHAIRMAN VARULICH: -- on those kinds of  
5 things. And it -- and you would be reviewed by IDOT  
6 because of your proximity of your driveway --

7 MS. COCKROFT: Uh-huh.

8 CHAIRMAN VARULICH: -- to IDOT's road.

9 MS. COCKROFT: Sure.

10 CHAIRMAN VARULICH: So you would get a full  
11 review from two transportation departments.

12 MS. COCKROFT: Right.

13 CHAIRMAN VARULICH: So --

14 MS. COCKROFT: So I understand what you're  
15 saying, yeah. And I'm glad that you went there. So  
16 then a logical decision would be, well, I won't invest  
17 in the space. And then it'll sit vacant and become a  
18 problem property, and then I won't add services to the  
19 City.

20 CHAIRMAN VARULICH: Well, that is certainly  
21 your prerogative.

22 MS. COCKROFT: Okay.

23 CHAIRMAN VARULICH: Okay. We are not here  
24 to encourage you or discourage you from -- that's your



1 decision one way or the other. Our role --

2 MS. COCKROFT: Uh-huh.

3 CHAIRMAN VARULICH: -- as a commission is to  
4 evaluate any land use issues --

5 MS. COCKROFT: Sure.

6 CHAIRMAN VARULICH: -- and all the things  
7 that we've been talking about.

8 MS. COCKROFT: Yes.

9 CHAIRMAN VARULICH: We are not here to  
10 determine how --

11 MS. COCKROFT: How many years has this  
12 property sat vacant?

13 CHAIRMAN VARULICH: I have no idea.

14 MS. COCKROFT: I think for quite some time,  
15 so I'm hoping to invest in the space and --

16 CHAIRMAN VARULICH: Sure.

17 MS. COCKROFT: -- add to the community,  
18 so --

19 CHAIRMAN VARULICH: I understand.

20 And I think -- Rachel, do you need any more  
21 information from us on this request as far as things  
22 we would like to see continuous to whenever is the  
23 next appropriate meeting. I don't know when it's  
24 (indiscernible) --

1 MS. HITZERMANN: No. I think they've given  
2 some direction. And I can provide them with the  
3 Bickford easement. They can go back to their, you  
4 know, contractor or whoever drew the plans and work  
5 from there.

6 CHAIRMAN VARULICH: Okay. All right. All  
7 right. Well, thank you. I think we're going to,  
8 then, formally request a continuation based on that  
9 information. Are we all in agreement as far as our  
10 Plan Commission members?

11 Understanding you've already unfortunately  
12 made a decision. You're not waiting for more  
13 information. That's okay.

14 But everybody else would be okay if we were  
15 going to continue this to the point where staff feel  
16 we can bring it back? And then I -- obviously, as I'm  
17 sure you guys would, we're -- have some conversations  
18 with Lou to sort out maybe where that easement would  
19 cross if you so choose to move in that direction.  
20 That would be great. All right?

21 All right. So we will not be addressing 5B  
22 tonight. And so we're on just general public  
23 comments, item six. I don't think we have to worry  
24 about that because -- everybody else, thank you.

1           Item 7, issue of business. Rachel, will we  
2 have a meeting on the first Tuesday in October?

3           MS. HITZERMANN: I guess it depends when  
4 this comes back.

5           CHAIRMAN VARULICH: Okay. So maybe not?

6           MS. HITZERMANN: So maybe not.

7           CHAIRMAN VARULICH: All right. All right.  
8 Oh, and -- all right. So our next meeting is going to  
9 be the 8th. Rachel, is that correct? The next  
10 meeting is the 8th and not the 1st or whatever it is?

11           MS. HITZERMANN: Yes. So it follows the  
12 first city council meeting. And since the first is  
13 the 1st of --

14           CHAIRMAN VARULICH: Got it.

15           MS. HITZERMANN: Yeah.

16           CHAIRMAN VARULICH: Got it.

17           MS. HITZERMANN: Yeah.

18           CHAIRMAN VARULICH: Okay. So it'll be the  
19 8th and then whatever -- 14 days later. All right.  
20 Is there a motion for adjournment?

21           MR. EWOLDT: I'll make that motion.

22           MR. FITZGERALD: Second.

23           CHAIRMAN VARULICH: We have a motion and a  
24 second. All those in favor?

Transcript of Hearing - St. Charles Plan Commission  
Conducted on September 17, 2024

1 ALL MEMBERS: Aye.

2 CHAIRMAN VARULICH: St. Charles Plan  
3 Commission completed at 8:04 this evening. Thank you.  
4 Thank you.

5 (Hearing concluded at 8:03 p.m.)

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1 CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

2 I, Lawrence Wallace, the officer before whom  
3 the foregoing proceedings were taken, do hereby  
4 certify that any witness(es) in the foregoing  
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11 related to, nor employed by any of the parties to this  
12 case and have no interest, financial or otherwise, in  
13 its outcome.

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LAWRENCE WALLACE,

20 NOTARY PUBLIC FOR THE STATE OF ILLINOIS

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I, Diana Corrado, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding; that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; and that I am neither counsel for, related to, nor employed by any of the parties to the case and have no interest, financial or otherwise, in its outcome.



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Diana Corrado

2024-09-23