

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, FEBRUARY 10, 2014 7:00 P.M.**

**Members Present:** Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Chris Tiedt, Development Engineering Division Manager; Matthew O'Rourke, Planner; Bob Vann, Building & Code Enforcement Manager; Fire Chief Schelstreet

**1. CALL TO ORDER**

The meeting was convened by Chairman Stellato at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner, Lewis

Absent: None

**3. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Update on The Quad St. Charles, former Charlestowne Mall, from The Krausz Companies, Inc.-Information only.

Chuck May-185 Heathrow Ct.-Lake Bluff-said he is the Project Director for the redevelopment of the Charlestowne Mall which is now being called The Quad at St. Charles. He said he was there to give an update on behalf of the Krausz Companies, and they felt it was necessary because it's a quiet time right now where there are not a lot of announcements going on, and people are asking questions as to what is happening. He said in the redevelopment process this is the quiet time; there are no big developments or announcements, but there is a lot of work going on. He said they are working on finalizing the site plan, their lease plans, completion of due diligence on all systems, MEP analysis and a roof analysis-which is a real problem right now with the weather, but it's hanging in there. He said they have also been working on, and progressing very nicely on the developing the budgets and the schedules. He said they have been working a lot with City Staff on the schedule and also the process for coming in for their preliminary plan approval, and also the process to get started on obtaining their permits. He said they are also working on solidifying their anchor commitments, working with potential funding

sources and most importantly of all, leasing. He said they kicked off their leasing in December at the New York-International Council for Shopping Centers (ICSC) convention and their leasing team is working everyday on getting out letters of intent to negotiate with tenants. He said it's a long and hard process that will take some time before they actually have some signed leases that they will be prepared to announce.

Mr. May then showed the most current site plan and noted some changes; Building A has a change in the way it's located. They also decided to eliminate the drive that split the parking lot in half-which was enforced by their architect and traffic engineers-by eliminating it, it will allow more parking for VonMaur and also the restaurant grouping and upper level entry to the theatre.

Mr. May then showed an engineering plan and said as they begin the process of developing the site work drawings for the redevelopment for Phase I would include demolition and site work, with the first step being the demolition of the food court area and the Sears store, and then on to site work with grading to create the pads. He said there would be a lot of filling and cutting to create parking to change the berm type of grade to a gradual slope to allow greater visibility to the back of the mall. He said the Architect has been released for demo drawings, the civil engineer has been released for the full-site drawings; the process is moving along and with working with staff their goal is to have a construction start this spring.

Aldr. Payleitner asked what had been done in regard to the suggestions from residents accommodate pedestrians. Mr. May said they had gone back and added many pedestrian walks on the site.

Aldr. Lemke asked if there would be better access to the theatre on the side where the carousel is because that is where most people are accessing the theatre. Mr. May said their druthers would be to have people walk through the mall and pass stores to get to the theatres, so the main access would be the mall, with a new escalator going down to the theatre.

Aldr. Lewis asked if there would be more landscaping in the parking lots. Mr. May said they have only done a preliminary landscape plan to go in conjunction with the PUD, but there will be more than there was before. He said landscaping parking areas are tricky due to snow removal; but there will landscaping at the front entrance; along with some of the restaurants that will have outdoor seating. Aldr. Lewis said she thought there were codes that there had to be landscaping within the lot. Ms. Tungare said wherever there is reconstruction; landscaping will be required, but there are only certain areas of the site where there will be reconstruction, but areas that remain unchanged, like resurfacing, they do not need to add landscaping. Aldr. Lewis said she thought the City was trying to get away from the "sea of cars" and soften it some. Ms. Tungare said in some ways, what has caused the current mall to become obsolete, in terms of design, is the extensive landscaping along Rt. 64, and from an Economic Development perspective, she feels the city needs to be sensitive to that in terms of visibility. Aldr. Lewis said she is just speaking of within the parking areas. Mr. May said the end caps and some open areas will have some low landscaping, but there will still be a "sea of cars" because unlike California, where trees can be put all through the lot, here all it will do is create havoc in foul weather.

Aldr. Bessner asked if the landsaping along Rt. 64 would still be taken down. Mr. May said yes, it will happen in Phase I, because there are no utilities out front for the development of the pads,

so it will all have to be graded. He said the grading that is pulled will be used for fill to create parking.

Aldr. Bessner asked if there were a schedule for interior work. Mr. May said once the 2014 construction period is done, and the building is buttoned back up so its weather tight, then they will start working inside. He said this time next year they will be working inside.

Chairman Stellato asked what the next step was. Mr. May said they have some subdivision and permitting work they have to do, so he thinks come March the Committee will be seeing them regularly, for various things.

b. Update on First Street Phase 3-Information only.

Chairman Stellato said this is a 2-part update in regard to 1<sup>st</sup> St. development and also the property formerly known as The Manor-owned by SMN Development. He stated that if The Manor property were discussed he would have to recuse himself.

Mr. Colby said First Street LLC completed the Concept Plan process in January, and the next step is for them to submit a PUD Preliminary Plan application to have the plans formally approved, and that has not been submitted as of now. He said regarding the Redevelopment Agreement, Staff and Legal Counsel have put together a draft that was provided to the developer for their response, which was done last week.

Chairman Stellato recused himself at 7:15PM, Vice Chairman Bessner stepped in.

Joe Klein-36W494 Hunters Gate Rd.-here on behalf of SMN Development with an update on First Street Redevelopment site-former Manor Restaurant. He said last time he was in front of Committee he was asked to assess the market place, activity, demand and vacancy specific to Kane County, St. Charles and specific to the site. He said at the time Mark Wilson of Stahalon Properties was asked to market the property for them. His preliminary research confirmed the market will depend on rent and where the construction cost is at and design. He said SMN made the decision to hire Bryce Soltys of Soltys Design Build to help them start to understand and look at construction costs, and they have started going through their MEPs, architectural drawings, concept plans and designs to give some information and recommendations to save some money. He said he met with City Staff, Aldr. Bancroft, Bryce Soltys, Mark Wilson and Aldr. Payleitner to talk about the information gathered for market place assessment. Mark Wilson gave a report, and they talked about how the building could be designed and also what can be done collaboratively with the city to get the project moving forward. He said they committed to the City to get some specific concepts with some renderings before the April 8<sup>th</sup> date, and meet with them also before that date to take the next step.

#### **4. FIRE DEPARTMENT**

a. Recommend approval of the Purchase of Replacement Airboat for the Fire Department.

Chief Schelstreet said this item is for the replacement of the airboat that the Fire Dept. currently maintains which first arrived to the city in 1987. He said at that time it was owned by the Kane

County Emergency Management Agency, but was housed at Fire Station #3 with the agreement that the Fire Dept. would respond throughout Kane County to assist agencies in need. He said over the years the airboat needed different maintenance work, even a time where the boat needed an engine overhaul, and at that time Kane County agreed to sell the Fire Dept. that airboat, which they did. He said they use it quite often; it's an excellent platform for the dive team, it can carry a number of people, it's a stable surface, travels well over snow and ice and has been used for evacuations when they have times of ice dam. He said it's a budgeted expense and the Foreign Fire Insurance Tax Board is also kicking in funds to purchase some more options; it has been bid out, and they received 3-responses. The one for Diamondback Airboat met all qualifications, the other 2 did not, which explains the price difference, and they are asking to move forward with the Diamondback purchase.

Aldr. Turner said \$60,000 was budgeted, and it says total with delivery is for \$59,800, and he asked if the actual number is the add-ons. Chief Schelstreet said correct, they had \$50,000 in the city budget and the 2% committee has allocated up to \$15,000 which will cover the rest of the expense.

**Aldr. Krieger made a Motion to approve the Purchase of Replacement Airboat for the Fire Department. Seconded by Aldr. Turner.**

Roll Call:

Ayes: Lewis, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger,

Nays:

Abstain:

Motion Carried. 8-0.

**5. ADDITIONAL BUSINESS –None.**

**6. ADJOURNMENT**

**Aldr. Turner made a motion to adjourn at 7:24PM.** Seconded by Aldr. Bancroft. No additional discussion. Approved unanimously by voice vote. Motion carried.