

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, NOVEMBER 14, 2022 7:00 P.M.**

Members Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Weber

Members Absent: None

Others Present: Mayor Vitek, Heather McGuire; City Administrator, Russell Colby; Director of Community Development, Derek Conley; Director of Economic Development, Ellen Johnson; City Planner, Rachel Hitzemann; City Planner, Monica Hawk; Development Engineer, Allen Fennell; Building & Code Enforcement Manager, Peter Suhr; Director of Public Works/Engineering, Bill Hannah; Director of Finance, Fire Chief Swanson

1. CALL TO ORDER

The meeting was convened by Chair Weber at 7:00 p.m.

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Weber

Absent: None

3. OMNIBUS VOTE

*4c. Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Anthony Place Phase 2.

*4d. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 7 S. 2nd Ave., "Idle Hour Theatre".

*4e. Recommendation to officially rename New Peck Road as Peck Road and N. Peck Road.

*4f. Recommendation to approve a Final Plat for 2600 E. Main St., Foxfield Commerce Center.

Ald. Lencioni made a motion to approve omnibus items 4c, 4d, 4e, 4f and add item 4g back onto the agenda for discussion. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.

4. COMMUNITY & ECONOMIC DEVELOPMENT

Chair Weber recused himself for item 4a and left the meeting. Vice Chair Lencioni presided over the remainder of the meeting.

- a. Plan Commission recommendation to approve a Special Use for a Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd.

Ms. Johnson, city planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Payleitner said she didn't see anything in the packet that would change her mind as to how she voted on a similar item in the past when it comes to the conformance with Finding of Fact item E., "Effect on General Welfare", and noted she would be voting no on this item.

Ald. Silkaitis felt this is not in keeping with the image of St. Charles and doesn't believe it is needed in the city.

Ald. Payleitner asked if the pedestrian issue was addressed. Ms. Johnson noted the proposal to address the issue is to add a crosswalk.

Ald. Bancroft made a motion to approve a Special Use for a Recreational Cannabis Dispensing Organization for Consume Cannabis, 584 S. Randall Rd. Seconded by Ald. Bongard.

Roll was called:

Ayes: Bessner, Kalamaris, Bongard, Bancroft, Pietryla, Wirball

Absent:

Nays: Silkaitis, Payleitner

Recused: Weber

Motion passed 6-2

Chair Weber rejoined the meeting. Vice Chair Lencioni continued to preside over the meeting.

- b. First Street Plaza Project Update.

Ms. McGuire, City Administrator, gave a brief overview of how the project design was developed. A survey was posted in 2021 asking residents what they would like to see on the First Street Plaza. Over 1,000 responses were received. The biggest response total was in favor of closing First Street to create a pedestrian walkway, followed by a solar pergola feature and a community art feature.

Ald. Bessner noted the members have worked very hard to raise over \$2 million and they are ready to move to phase 2, but costs have gone up due to inflation. He would like to see the project keep moving forward with the use of city funds while the St. Charles Initiative continues to raise additional funding that will go back to the city.

Mr. Suhr, Director of Public Works, provided an update on the project. Highlights of the presentation included images of the following:

- The large plaza surrounded by the solar panel covered trellis that is the focus for public gatherings.
- Walkway and ramp systems that allow for pedestrian friendly access throughout the project site.
- Closure of First St. and a meandering pavement design to create unobstructed pedestrian passage through the site.
- Brick pavement patterns have been fully developed and the walking paths and plaza surfaces remain completely ADA accessible.
- Wayfinding signs will be displayed throughout the plaza.
- Multi-purposes spaces that provide for open markets, al-fresco dining and special events.

Mr. Suhr noted that a few of the images just presented are not in the final engineering document. The monument/art sculpture has not been fully designed or funded and may be added at a later date. The water feature is also not included in the final design due to funding and the direction that was given by the St. Charles Initiative over the past year. Although it can also be potentially considered in the future, it is not in the estimates included in the presentation.

Mr. Suhr reviewed the schedule and project costs. They expect to begin construction in April 2023 and anticipate a 9-month construction schedule. He stated the city has paid \$1.248 million for phase 1 of this project which includes site acquisition, design and construction costs. Phase 2 will include plaza construction and construction management. After donations, the city's cost will be just under \$2.6 million.

Mayor Vitek said public/private partnerships are a great example as to how cities can engage the public and residents for a common goal. Through this process they have had great community support. She also acknowledged some of the partners that were present who have committed to this project.

Chair Weber commented on price increases and said he does not want to cause any interruptions for businesses. He would like to find a way to get the underground infrastructure done so that the surface can be closed up and utilized by the public.

Ald. Wirball thanked the Initiative for their fundraising efforts. He asked for the original budgeted amount and how much the city committed to that. Mr. Suhr said it was approximately \$4 million in total. Mr. Hannah, Director of Finance, said the net city cost for phase 1 was \$1.2 million. Ald. Wirball asked if there was anything left of that amount. Mr. Hannah said the funds were given to the city and the city paid out \$2 million for phase 1 which included \$800,000 in grants and donations from the Initiative. Ms. McGuire said the city committed to make sure that phase 1 was finalized at that cost. It wasn't a certain dollar amount that was funded so once phase 1 was finished at the \$1.248 million amount, the city's obligation was complete.

Ald. Wirball would like to see the street done and asked if it's possible to include a half circle down First St. by the garage so cars can drop off passengers or turn around and head south. Mr. Suhr stated they considered including a turn-around, but the area is too narrow for the radiuses to work. He said they scheduled the remaining project into one phase, but if they decide to split this into different phases they would need to consider additional costs, time and extended disruptions to businesses.

Ald. Wirball said he liked the project, but his concern is with funding it and other priorities. He stated it's difficult to justify spending \$2.5 million when there are roads and sidewalks that need replacement. He would like to see what it would cost to work on First St. with the brick pavers and then the actual plaza itself. He also expressed concern over spending more now with inflated costs.

Ald. Silkaitis noted they were originally told that if the city provided their part of the financing and completed the first phase, the Initiative would raise the remaining funds and no tax payer money would be involved. He said they did not budget for anything more and commented on the need to fix streets and sidewalks.

Ald. Bessner said the City has had a healthy reserve fund for the past few years and sees this as an opportunity to give back to the community. Ald. Silkaitis felt those funds could be used to prioritize fixing the streets.

Mr. Hannah said the money would not come from reserves. They have been setting aside monies in the capital projects fund for the past two fiscal years and they hope to continue to do that so they can fund one-time projects similar to this one.

Ald. Bancroft said they probably won't see dramatic construction costs decrease next year, but it will flatten out. They have an opportunity to get this done next year because it won't go down much past where it goes next year. He asked if there was any harm going out to bid.

Vice Chair Lencioni asked for clarification on the process. Ms. McGuire explained the pieces they need to fulfil in order to get to the point of bidding involve things such as PUD, going to Historic Commission and Plan Commission, coming back before the P&D Committee and then going out to bid so they want to make sure Council is supportive of that route before they take all these steps. At that point there would be preliminary and final approvals along the way throughout those processes.

Ald. Payleitner said when they previously discussed this project it was noted that it would include two years of budget. She asked if that was still the plan. Ms. McGuire stated it falls within one single budget year, but because the funds have been allotted and pushed into that capital project fund it doesn't impact the operational budget in the same way so it doesn't matter splitting it over into two budgets. Ald. Payleitner said she was fine with spending half the amount and with the city doing the First St. piece.

Ald. Wirball asked if the Initiative could reimburse or continue to raise money to give back to the city. Ms. McGuire said that is an option. Mayor Vitek said the fund will still be there and people can continue to contribute. Those funds can be used for upkeep.

Ald. Wirball asked if there was anything the public works department could do to mitigate the costs or are they planning on contracting out the entire project. Mr. Suhr said the plan is to contract it out. Ald. Wirball asked if the bids will have a breakdown of the street, plaza, etc. so that they can decide which projects they would agree to pursue. Mr. Suhr said that could be built into the bid, but the more detail requested could lead to less interest from bidders. However, they will have line item costs for every bit of the project.

Ald. Payleitner asked if anyone knew how much of the Initiative money was not for specific items. Ms. McGuire stated there is \$671,000 left for phase 2 of the project, but some of that is for targeted donations. A breakdown was not available at the meeting, but will be provided.

Ald. Bancroft said it makes sense to get the bids with A and B options; one option will include everything and the other would be to just make it look presentable. If the city is not able to complete the project, then they shouldn't accept donations from the Initiative. He felt the donations were made based on having a completed project.

Vice Chair Lencioni asked about timing. Ms. McGuire said they expect to go to the various commissions/committees in January.

Chair Weber expressed support for going out to bid. He would like to set an example of the city finishing projects.

Ald. Bessner also expressed support of moving forward. Ald. Wirball and Ald. Pietryla would like to see 2 bids. Ald. Pietryla said he would make the street a priority if it becomes a cost issue.

Vice Chair Lencioni would like to see scheduling happen so that specific attention is paid to lessening the impact on businesses.

Ald. Bancroft said he doesn't view this as an "either/or" roads vs. the project situation. He believes these are two separate things. If they have a road problem and more funds are needed to fix them then they need to deal with that. It shouldn't take away from the opportunity to use private/public money to complete this project.

Ald. Payleitner would like to see A & B bids and the priority should be getting the street done. Ald. Kalamaris also expressed full support and would like to see them pursue separate bids. Ald. Silkaitis said it's a great project to do, but he still has concerns about the cost.

- g. Recommendation to Approve and Execute an Acceptance Resolution for Public Streets for the Anthem Heights Subdivision.

Mr. Colby, Director of Community Development, presented the Executive Summary posted in the meeting packet.

Ald. Silkaitis expressed concern over the project not meeting city specifications. He would prefer to see a 10 to 15-year warranty.

Chair Weber asked if they had any recourse if the developer and the company that did the project went out of business. Mr. Colby explained the city would have a bond in place. If needed they could pull the bond and replace the surface.

Ald. Pietryla said a longer extension seemed prudent.

Ald. Silkaitis made a motion to Approve and Execute an Acceptance Resolution for Public Streets for Anthem Heights Subdivision with an amendment to extend the warranty from 5 years to 10 years. Seconded by Ald. Pietryla.

Roll was called:

Ayes: Bessner, Weber, Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Pietryla, Wirball

Absent:

Nays:

Motion passed 9-0

5. PUBLIC COMMENT

The following citizens commented on the former Police Station site Request for Concepts:

Mike Kanute, resident and member of Citizens for Responsible Development, expressed opposition to the riverfront proposals for the redevelopment of the former police station site. He would like to see the Frontier Development proposal removed from further consideration. He said the concept does not fit that site.

Gary Swick, Friends of the Fox River, would like to see consideration given to the impact on the Fox River in all decision making. He noted riverfront properties should have special considerations/restrictions as guidance.

Paul McMahan, resident and member of Citizens for Responsible Development, said they believe both proposals need to be removed from consideration as they violate the city ordinances, the city request for proposal, the comprehensive plan, and the precepts of the historic commission that define the historic character of St. Charles. He would like the city to reissue the RFP and include park district and resident input.

Bob Snodgrass, resident, said no studies have been done on traffic and the potential impact to safety and felt both of the submitted plans should be rejected. He would like the city to reconsider new submissions to get to a point where there is prudent and responsible redevelopment of this area.

Greg Taylor, resident, said the future development of the old police station site should self-finance, compensate the city for the land, build upon city assets and be something residents can be proud of. He felt the current proposals did not meet these standards. He requested both concepts be pulled from further review and consideration be given to reissuing the request for concepts while considering the huge amount of public comment received from redevelopment of this site.

Eileen Kanute, resident, felt the Frontier Development proposal for the riverfront was completely irresponsible and ignores the adjacent neighborhood. She noted comments she received included it was too big, too expensive and too brazen in the demand for the city and taxpayers to just hand over this valuable land for this mammoth project. She asked for the removal of the Frontier proposal in the current form.

Diane Thornton, resident, would like a study done to determine what the property is worth and what type of infrastructure it can handle. She stated this needs to be done in order to determine the best use of the property.

Martha Gass, resident, felt it was time for the city to revisit CBD-1 zoning as it relates to the properties that are right on the river. It is not appropriate for a 4-story building to be built anywhere along the riverfront. She doesn't want to see a wall that prevents people from viewing the river. She believes people come to St. Charles because of the sense of openness.

Paul McMahon provided additional comments. He said the police station site needs to remain in a natural state to counterbalance the concrete on the First St. side. He also felt it was outrageous to consider giving Frontier Development free land and \$20 million in tax increment financing when the committee had a difficult time approving \$2.5 million to complete the First Street Plaza project discussed in item 4b.

6. ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS

Ald. Payleitner stated she is not seeking re-election and encouraged others to run for office.

7. EXECUTIVE SESSION – None

8. ADJOURNMENT - Ald. Bancroft made a motion to adjourn at 8:40 p.m. Seconded by Ald. Pietryla.

Roll was called:

Ayes: Bessner, Weber, Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Pietryla, Wirball

Absent:

Nays:

Motion passed 9-0