

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, MARCH 13, 2023 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; Allen Fennell, Building & Code Enforcement Manager; Peter Suhr, Director of Public Works; Bill Hannah, Director of Finance; Jenn McMahon, Director of Human Resources; Fire Chief Scott Swanson; Police Chief Jim Keegan; Nick Peppers, City Attorney

**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 - None**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Recommendation to approve a Resolution to Award Construction Bid to Martam Construction and Execute a Purchase Order for 1<sup>st</sup> Street Plaza Project Phase 2.

Mr. Suhr, Director of Public Works, presented the Executive Summary and materials posted in the meeting packet.

Ald. Bessner, Chairman of the St. Charles Initiative, thanked the Initiative Committee, especially former Chair John Hoscheit, for their volunteer efforts in raising \$2 million in grants and donations. He also recognized the Community Foundation of the Fox Valley for their assistance in helping the Initiative Committee understand the process of getting donations.

Ald. Payleitner noted the total project cost as of today is around \$5.3 million. Back in 2021 she said a fair contribution by the City would be half; splitting the difference with the Initiative. She has held that position throughout this process. The City would take on the First St. part of the

project and the Initiative could do the “egg” piece and complete that work as funds become available.

Ald. Silkaitis believes the City did their part in funding the project and can't see spending all this additional money that was never budgeted because they didn't get the money from the Initiative.

Ald. Bancroft said there is no “we” and “they” in this. “They” is us. The money from the Initiative is the first step in the private/public partnership and the project needs to be completed. He felt it has been a tremendous success.

Ald. Lencioni said it is time to be done with First Street. He felt it is going to be great and something the residents will enjoy.

Ald. Wirball thanked the Initiative volunteers. He supported completing the project in a single phase.

Ald. Payleitner stated she does see it as one piece, not a “we/they”, and by completing the street piece it provides for a lot of the amenity they are talking about. She is not against completing First Street, but felt they should continue to hold the Initiative accountable for their promise to the project.

Ald. Wirball asked if the drop off area is still included. Mr. Suhr confirmed it is, Walnut. He asked if they could consider putting the outdoor dining fees in a fund to be used towards the cost for ongoing maintenance of the plaza. Ms. McGuire noted this will be brought forward for further discussion next month and will include his suggestion.

Chair Weber thanked the Initiative, staff and the City Council for having continuing dialog on this and creating the best project possible for the city that benefits everybody in the community.

Ald. Payleitner asked if there were any plans for a sound buffer right along Main Street to help with the loud noise. Mr. Suhr said they need to leave it open for emergency vehicle access.

**Ald. Bessner made a motion to approve a Resolution to Award Construction Bid to Martam Construction and Execute a Purchase Order for 1<sup>st</sup> Street Plaza Project Phase 2. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Bancroft, Lencioni, Pietryla, Wirball, Bessner, Kalamaris**

**Absent:**

**Nays: Silkaitis, Payleitner**

**Abstain: Bongard**

**Motion passed 6-2**

- b. Consideration of a request for Temporary Closure of Walnut Avenue through October 31, 2023.

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

Steve Mayer, resident and owner/operator of Flagship on the Fox and Duke's Northwoods, spoke in support of the temporary closure of Walnut Ave. He said there are still a number of people who do not feel safe in indoor settings and he felt it was important to offer another option to them. When he submitted his application this year, he was told the Council would not even vote on this matter and gave no further explanation. Closing Walnut Ave. would generate tax revenue.

Greg Taylor, resident, said they can accommodate outdoor dining on the sidewalks. It is a bad precedent to close public streets for private businesses.

Kent Alexander, resident, said he was attracted to St. Charles because of the outdoor dining and that it was time to focus on the development of the east side. He felt it starts with this.

Anita Dickerson, resident, said she was in favor of closing Walnut Ave. She felt it goes beyond dining and brings people together. It provides a sense of community.

Manny Dalle, Creations Creative, commented on the huge parking issue and said having access through these roads is critical. It needs to be fair, but where does it end. He supports outdoor dining, but it needs to be effective for every business in the area.

Ken Henricks, Alter Brewing, said the data from the pilot project on Walnut Ave. showed it was a success and should be supported. It's a great opportunity to provide an amenity for the community.

Colleen Wiese, resident, supported the closure and noted most of the alderpersons have previously commented on the success of the outdoor dining program so she was a bit perplexed to hear it now being referred to in such negative terms and asked what changed.

Erika Haneberg, resident, said she supports the closure of Walnut Ave. She frequents Flagship on the Fox because the outdoor dining area provides her and other parents an opportunity to bring their children with special needs and allows them to feel part of the community.

Martha Gass, resident, spoke against the closure of Walnut Ave. for outdoor dining, but supported closing it for temporary special events. Closing the street for a continuous period of time creates problems exiting out of the neighborhood onto Main Street.

Angelo Rukel, business owner, said he enjoys the outdoor dining experience in the area. He asked what the actual daily traffic through Walnut was compared to the potential revenue that would be generated for the community by using it for outdoor dining. He supported closing the street.

Adam McCarthy, St. Charles Arts Council, said closing the street helps local events and wondered why this didn't come up for a vote.

Gordon Galloway, resident, supported closing Walnut Street.

Ald. Payleitner clarified that the information Mr. Mayer was given regarding not to bother putting in an application did not come from the Council members.

Ald. Wirball asked if outdoor dining was available on the sidewalks. It is with a permit.

Ald. Kalamaris asked if the two 100-day periods were on an auto-renewal basis. Mr. Colby said the license agreement would cover the entire period, but there would be two 100-day permits that would need to be submitted.

Ald. Lencioni supports granting the street closure to help keep a strong outdoor dining component in the City. He would like to see a more permanent proposal presented if this is intended to be something more permanent in the future.

Ald. Bancroft said St. Charles has become known for their outdoor dining over the past three years. It can continue to be a success and supports the closure.

Chair Weber asked if both sides of the property could be used for sidewalk dining. Mr. Colby said they could, but it would depend on space limitations and a need to leave open a walking path for the sidewalk. There is a permit process in place that can be used to obtain approval.

Ald. Wirball asked if there was going to be a parking study conducted anytime soon. Ms. McGuire, City Administrator, said the documentation was being finalized and will be going out next week. He asked about the walkability/bikeability study and what is included. Mr. Conley said the study is ongoing and a draft document is currently being put together. The plan is to have a public meeting in April for public comments.

**Ald. Bancroft made a motion to approve a request for a Temporary Closure of Walnut Avenue through October 31, 2023. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Bancroft, Lencioni, Bessner, Payleitner**

**Absent:**

**Nays: Pietryla, Wirball, Silkaitis, Kalamaris, Weber**

**Abstain: Bongard**

**Motion failed 4-5**

- c. Consideration of a request for a Temporary License Agreement for Outdoor Dining with C&A Management Group, LLC (Flagship on the Fox – 100 Riverside Ave.)

This item was not discussed and no action was taken due to Item 4b not being passed.

- d. Consideration of a request for a Temporary License Agreement for Outdoor Dining with Pollyanna Brewing Company (106 Riverside Ave.)

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

Ryan Weidner, owner of Pollyanna Brewing, said having this option in the past has been meaningful to his business and would like to see these efforts continued.

Gordon Galloway, resident, spoke in support of the proposal.

**Ald. Bancroft made a motion to approve a request for a Temporary License Agreement for Outdoor Dining with Pollyanna Brewing Company (106 Riverside Ave.), in conjunction with the proposed First Amendment to Parking Easement Agreement between the City of St. Charles and STC Morse. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Bancroft, Lencioni, Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner**

**Absent:**

**Nays:**

**Abstain: Bongard**

**Motion passed 8-0**

- e. Recommendation to approve a First Amendment to Parking Easement Agreement between the City of St. Charles and STC Morse.

**Ald. Bancroft made a motion to approve a First Amendment to Parking Easement Agreement between the City of St. Charles and STC Morse. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Bancroft, Lencioni, Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner**

**Absent:**

**Nays:**

**Abstain: Bongard**

**Motion passed 8-0**

- f. Plan Commission recommendation to approve a PUD amendment for Charlestowne Lakes PUD regarding Townhome Building Height.

Ms. Johnson, City Planner, presented the Executive Summary posted in the meeting packet.

**Ald. Wirball made a motion to approve a PUD amendment for Charlestowne Lakes PUD regarding Townhome Building Height. Seconded by Ald. Bancroft.**

**Roll was called:**

**Ayes: Bancroft, Lencioni, Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner, Bongard**

**Absent:**

**Nays:**

**Motion passed 9-0**

- g. Plan Commission recommendation to approve a PUD Preliminary Plan and Minor Subdivision Final Plat for McGrath Kia (McGrath Business Center PUD).

Ms. Johnson, City Planner, presented the Executive Summary posted in the meeting packet.

**Ald. Bongard made a motion to approve a PUD Preliminary Plan and Minor Subdivision Final Plat for McGrath Kia (McGrath Business Center PUD). Seconded by Ald. Bessner.**

**Roll was called:**

**Ayes: Bancroft, Lencioni, Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner, Bongard**

**Absent:**

**Nays:**

**Motion passed 9-0**

**5. PUBLIC COMMENT**

Ald. Bancroft commented that the McGrath dealership looks great.

**6. ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS**

Mr. Colby provided an update on the Andy's Custard and Immediate Care Center project. The building permit review has been completed and the permits have now been issued. The project is moving forward.

**7. EXECUTIVE SESSION – None**

**8. ADJOURNMENT - Ald. Lencioni made a motion to adjourn at 8:14 p.m. Seconded by Ald. Wirball. Approved unanimously by voice vote. Motion Carried.**