

**MINUTES  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
MONDAY, APRIL 11, 2022 - 7:00 PM**

**Members Present:** Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Weber

**Members Absent:** Bessner

**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, Asst. Fire Chief Christensen

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Roll was called:

Present: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Weber

Absent: Bessner

**3. OMNIBUS VOTE**

- a. \*Recommendation to approve a Minor Change to PUD for Meijer PUD- Tesla Charging Facility.
- b. \*Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 323 Illinois St.

**Ald. Bancroft made a motion to approve omnibus items \*4a and \*4b on the agenda. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball**

**Absent: Bessner**

**Abstain:**

**Nays:**

**Motion passed 8-0**

#### 4. COMMUNITY & ECONOMIC DEVELOPMENT

- c. Consideration of a revised recommendation regarding Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment

Ms. Johnson presented the Executive Summary posted in the meeting packet.

Ald. Wirball stated he liked the drawing renderings, the dumpster being moved over, but has concern on the third pump. The pictures from 2011 and 2013 of the 3 pumps seem very close and asked what the distance was between the three pumps, from one end to the other end then compared to the proposal now. Mr. Colby advised the measurement from end to end of the pumps previously was 37 feet, the new proposal is 52 feet from end to end.

Ald. Wirball voiced concern of cars getting in and out of the station because there is only 10 feet from the pumps to the sidewalk and asked there will be a curb to keep cars from driving on the sidewalk. Ms. Johnson responded there will not be a curb.

Ald. Wirball stated that there are currently 15 variances open on this proposal. Ms. Johnson confirmed the variances are outlined in the staff report. Ald Wirball also questioned if a traffic impact study was done? Ms. Johnson responded there was not a full study, but a traffic analysis completed.

Ald. Wirball voiced concern that with 3 pumps vs 2 pumps the number of trips go up dramatically, where are the cars going to go? Will they be parking on 11<sup>th</sup> Street or block part of 11<sup>th</sup> Street.

Mr. Mohammed Ali Shahid, applicant, responded the third pump had always been there. Having a third pump will not increase the traffic. It is a fail safe for the station, if anything goes wrong with one of the other pumps they will still have 2 pumps working while waiting for repair. With 2 pumps or 3 pumps the clientele is still the same, we are still a neighborhood store.

Ald Wirball stated he is looking at the proposed gas station, the GHA Engineering study that shows the difference between 6 fuel positions and 4 fuel positions is 857 additional trips with the extra pumps. Mr. Shahid responded that is just a projection, this is still a neighborhood store. Ald Wirball questioned will people start parking on the street to go to the store. Mr. Shahid pointed out the proposal has 4 more additional parking then the previous store.

Ald. Wirball said he has concerns with the third pump, someone will get boxed in and pull out on the sidewalk which is a safety concern, and the additional trips with three pumps. Ald. Wirball stated he could support the project with 2 pumps but cannot with 3 pumps.

Mr. Shahid responded they need the third pump as a failsafe when the pumps are older and need maintenance.

Ald. Pietryla noted in 2016, one of the pumps was removed, then the tanks were removed in 2020, so for four years the station operated with two pumps. For your business model you are saying you need 3 pumps now, but your business model ran with 2 pumps for four years. Mr.

Shahid responded that it was a trial business at that time and paid expensive repairs to sustain the 2<sup>nd</sup> pump.

Ald. Lencioni stated he has not gotten any calls and thinks the plan looks great, no problem with the pumps.

Ald. Silkaitis asked where the fuel transfer trucks would be getting into the station and where will the tanks get filled. Mr. Shahid responded the trucks would enter the station on 11<sup>th</sup> Street from Main Street. The tanker will pull up next to the convenience store.

Ald. Bongard asked City Staff if when the station had three pumps previously were there issues with traffic and parking? Staff responded that there is no record of problems.

Chairman Weber stated the plan looks good, he understands the need for the third pump as a fail safe should one of the other pumps breaks down.

**Ald. Lencioni made a motion to approve a revised recommendation for approval regarding Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for 1023 W. Main St. Redevelopment. Seconded by Ald. Bancroft.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni**

**Absent: Bessner**

**Abstain:**

**Nays: Pietryla, Wirball**

**Motion passed 6-2**

- d. Plan Commission recommendation to approve a Special Use for Indoor Recreation & Amusement (Health and Fitness Club) for The Burn Effect, 201 S. 3<sup>rd</sup> St.

Ms. Hitzmann presented the Executive Summary posted in the meeting packet.

Ald. Lencioni asked what are the parking requirements given this in the downtown district. Ms. Hitzmann responded they are in the SSA-1A and SSA-1B, so per zoning, they are not required to have any off-street parking spaces as long as spaces are within 500 feet of a public parking lot.

**Ald. Wirball made a motion to approve the Special Use of Indoor Recreation & Amusement (Health and Fitness Club) for the Burn Effect, 201 S. 3<sup>rd</sup> Street. Seconded by Ald. Bongard.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball**

**Absent: Bessner**

**Abstain:**

**Nays:**

**Motion passed 8-0**

- e. Recommendation to approve a Temporary License Agreement for an Outdoor Café for Pollyanna Brewing, 106 Riverside Ave.

Mr. Colby presented the Executive Summary posted in the meeting packet.

Ald. Wirball questioned the square footage. Mr. Colby responded the square footage has not been calculated, the license would enable an outdoor set up anywhere within the boundaries. Square footage will be based on the plan they bring in at time of permitting.

Chairman Weber asked if this would be for a 100-day window. Mr. Colby confirmed there will be two 100-day windows for permitting over the summer.

Ms. Payleitner asked for confirmation that the parking will be compensated for by parking on the Frontier Private property parking. Mr. Colby confirmed that was correct.

**Ald. Wirball made a motion to approve a Temporary License Agreement for an Outdoor Café for Pollyanna Brewing, 106 Riverside Drive. Seconded by Ald. Pietryla.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball**

**Absent: Bessner**

**Abstain:**

**Nays:**

**Motion passed 8-0**

- f. Recommendation to approve a Temporary Street Closure of Walnut Ave. and Temporary License Agreement for an Outdoor Café for Flagship on the Fox, 100 Riverside Ave.

Mr. Colby presented the Executive Summary posted in the meeting packet. Clarifying on diagram presented the street closure will be terminated lining up with the alley to the north.

Ald. Wirball questioned the Temporary License agreement, line item #2, sum of \$10. Mr. Colby advised the \$10 is the sum of the license agreement, Flagship on the Fox will then separately apply for a permit and pay permit fees.

Ald. Payleitner stated she originally opposed the use of the entire plaza for a handful of businesses so for consistency she will oppose this for the fairness issue. A lot of businesses don't have this option and to close down a street which in and of itself is a public amenity too. Based on that she will oppose.

Ald. Bancroft added he understands Ald. Payleitner position. He has a different view on this, people select the location of their business and should be afforded the opportunities that present themselves. Ald Payleitner questioned the circumstances. Ald. Bancroft responded location, because it worked during the pandemic doesn't mean it isn't a good thing after the pandemic.

Ald. Balla questioned at what point do we decide a street is too busy to shut down? Other businesses could approach the city asking for streets to be closed down, at what point is it too busy of a street to close down? Mr. Colby responded we don't have a standard, it is evaluated on a case by case basis. In this case the street was closed for an extended period with no negative impact on traffic.

Ald. Wirball suggested next year, maybe the parking lot in the back could be used rather than the street.

Ald. Silkaitis stated he will support this year but would like to consider other options next year.

Ald. Lencioni stated we have found something that adds to our downtown. There might be other spots in our downtown that this might be great. I would like some policy development, to have framework to make these decisions long term.

**Ald. Pietryla made a motion to approve a Temporary Street Closure of Walnut Ave and Temporary License Agreement for an Outdoor Café for Flagship on the Fox, 100 Riverside Ave. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Bongard, Bancroft, Lencioni, Pietryla, Wirball**

**Absent: Bessner**

**Abstain:**

**Nays: Payleitner**

**Motion passed 7-1**

- g. Plan Commission recommendation to approve a Zoning Map Amendment, Special Use for PUD and PUD Preliminary Plan for Charlestowne Lakes.

Ms. Johnson presented the Executive Summary posted in the meeting packet.

Ald. Silkaitis asked if streets will be private or public. Ms. Johnson responded the alleys between the garages of the buildings will be private, the streets will be public.

Ald. Pietryla stated he likes the project and agrees with Plan Commission on prohibiting of parking on King Edward Ave. He asked if the Fire and Police had given opinion. Ms. Johnson responded based on the width of the street Fire and Police were okay with parking on one side of the street.

Ald. Wirball stated he likes the design and would prefer no parking on King Edward Ave. Will the siding be vinyl or Hardie? Ald. Wirball also asked if there would be crosswalks on King Edward Ave.

Mr. Patrick Cook, D.R. Horton, responded they are looking to use Hardie Board on the buildings. They are fine with no parking on King Edward Ave. Mr. Cook stated he didn't think they would include a crossing on King Edward.

Ald. Payleitner commented that she thinks this type of project of an owner occupied offering is wonderful. This is an improvement of the spirit of the consent decree.

**Ald. Payleitner made a motion to approve a Zoning Map Amendment, Special Use for PUD and PUD Preliminary Plan for Charlestowne Lakes, with the Plan Commission recommendation of no parking on King Edward. Seconded by Ald. Bongard.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball**

**Absent: Bessner**

**Abstain:**

**Nays:**

**Motion passed 8-0**

- h. Plan Commission recommendation to approve a Zoning Map Amendment, Special Use for PUD and PUD Preliminary Plan for Springs at St. Charles.

Ms. Johnson presented the Executive Summary posted in the meeting packet.

Ald. Silkaitis asked for confirmation the City and developer will be working with the City of West Chicago to make sure we do not increase any water issues in Cornerstone Lakes. Ms. Johnson responded West Chicago will have an opportunity to review the plans and plans must comply with the Boundary Agreement and Stormwater Ordinance for Kane County.

Ald. Silkaitis confirmed with Ms. Johnson that the streets in this development will be private streets.

Ald. Payleitner commented she wants to be clear on the benefit for the City to annex this property, and is the benefit enough to risk development at the mall. It's a beautiful project but feels strongly we need to finish projects in our city limits before starting another competing project.

Ald. Wirball had a different vision on the land use based in the Comprehensive Plan of a mix of townhouses and DuPage County zoning of single-family homes. It would help to stay consistent with the surrounding trend of development. I like what you've presented I am going to go with what the Comprehensive Plan laid out and the DuPage County zoning.

Mr. Derek Conley, Director of Economic Development, stated the city did a market study on apartments in November by Integra Realty Resources paid for by the City of St. Charles. The report was done because of this project and project at Charlestowne Mall. The report said the two projects are distinctly different and could both move forward successfully together. Key factors in the report were there is a high demand for rentals in the suburban market, high rental rates, per square foot over \$2.00 per square foot, and high occupancy rate, over 95%.

Ald. Bongard questioned if there is anywhere else that we could accomplish this same type of development without annexing? Mr. Conley was not aware of another location.

Ald. Payleitner added we have not had multiple studies, just the one. Prairie Winds was a comparable product that recently opened successfully.

Mr. Arthur Lemke, St. Charles Resident, commented in terms of apartment absorption that was approved in prior years, a large development in the area of 38 was approved and interest of another developer building across 38, north of Bircher.

**Ald. Bancroft made a motion to approve, pending staff review comments, a Zoning Map Amendment, Special Use for PUD and PUD Preliminary Plan for Springs at St. Charles. Seconded by Ald. Lencioni.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Bongard, Bancroft, Lencioni**

**Absent: Bessner**

**Abstain:**

**Nays: Payleitner, Pietryla, Wirball**

**Motion passed 5-3**

- i. Recommendation to approve an Ordinance Amending Title 1, “General Provisions”, Chapter 1.28, “Wards,” of the St. Charles Municipal Code (Ward Re-Map based on the 2020 Census)

Mr. Colby presented the Executive Summary posted in the meeting packet.

**Ald. Lencioni made a motion to approve an Ordinance Amending Title 1, “General Provisions”, Chapter 1.28, “Wards,” of the St. Charles Municipal Code (Ward Re-Map based on the 2020 Census). Seconded by Ald. Bongard.**

**Roll was called:**

**Ayes: Silkaitis, Balla, Payleitner, Bongard, Lencioni, Pietryla, Wirball**

**Absent: Bessner**

**Abstain:**

**Nays: Bancroft**

**Motion passed 7-1**

**5. PUBLIC COMMENT - None**

**6. ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS. - None**

**7. EXECUTIVE SESSION - None**

**7. ADJOURN – Ald. Lencioni made a motion to adjourn at 8:48 p.m. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.**