

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, MAY 9, 2016 7:00 P.M.**

Members Present: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, 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; Bob Vann, Building & Code Enforcement Division Manager; Matthew O'Rourke, Economic Development Manager; Chris Bong, Development Engineering Division Manager; Ellen Johnson, City Planner; Peter Suhr, Director of Public Works; Karen Young, Assistant Director of Public Works

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke (7:03PM), Bancroft, Turner, Gaugel, Krieger, Bessner, Lewis

Absent: None

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a.** Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Cooper's Hawk, Charlestowne Mall PUD, Unit 2, Lot 1.

Mr. Colby said the proposed location is for outlot 1 at The Quad at the corner of the western mall entrance from Main St. He said a preliminary plan review is required to determine compliance with the PUD Ordinance and other applicable zoning requirements. He said the plans were reviewed and approval was recommended by Plan Commission subject to resolution of all staff comments; one of those items being compliance with the building design requirements for the south and west walls of the building. He said the city's Zoning Ordinance requires that each elevation visible from the public street, the wall surface area, must be covered with 50% architectural features. He said that in the code there is no specific method to calculate the requirement, therefore as a part of this review it's necessary to interpret the codes standard as it relates to the proposed Cooper's Hawk building. He said staff believes there is adequate basis to interpret that the 50% requirement has been satisfied through the design of the building and recommends approval subject to resolution of staff comments and subject to the Committee's determination that the 50% architectural features requirement has been satisfied.

Jen Kaufman-1551 Raymond Dr.-Naperville-Director of Development Operations for Cooper's Hawk-shared a brief overview of the company:

- Founded in 2005 by Tim McEnery
- Lifestyle Brand and category creator

- Redefining Modern, Casual dining
- Immersive Experience
- 2015 –profiled by Wall Street Journal
- Food-big part of program and restaurant experience
- Handcrafted Wines
 - 5th largest winery outside of CA
 - 300,000 cases produced-600,000 gallons
 - 46,000 sq. ft. production facility (grapes sourced from all over the US, so not affected by weather or economical crisis)
- Exclusive Monthly Wine Club-Over 175,000 members-largest in the country
 - Pickup or ship
 - Wine club trips
 - Famous chefs
 - Demonstrations
- Tasting room and retail area
 - Wine tastings
 - Help pair food with wine
- Create Community-achieve values every day to be community partners
- High Volume restaurant
 - 23 locations in 8 different states
 - 8 locations in Illinois
 - St. Charles would be #9
- 2016-Crain’s Fast Fifty growing company-5th year in a row.
- Site Impact
 - 150 employees
 - Local vendors-upwards of 12
 - National Average sales 3-4 million
 - Northern Suburbs more than double
 - 4,000-5,000 guests per week
 - Wine club members-60% in Illinois (10% more sales and 4% more trips)

Dan Bernatek-Aria Group Architects-830 North Boulevard-Oak Park-said Cooper’s Hawk, over time and through their travels, has learned that they like a combination of wood, metal, glass and plaster on the exterior. He said they use these materials to create a modern, casual, sophisticated and distinctive design focused on the wineries on the west coast and in Europe. He displayed the architectural elevations and said the building includes four dominant materials: composite wood cladding, corrugated metal panels, fiber cement panels, and a concrete looking stucco finish. He noted there are two outdoor patio dining areas. He said one of the interesting issues they have on the site is the height of North Ave.; the site drops down into the mall parking lot about 6ft-8ft, which creates a retaining wall on the back side of the building, which led them to use the concrete look with panels on the North Ave. side along with some metal panels to incorporate the kitchen

area. He said they did incorporate some reveals and tie backs to help it appear more like actual concrete even though it is actually a plaster finish. He then shared the materials that would be used for each elevation, referring to views in the perspective renderings:

- West to east elevation-metal materials along with the fiber cement panels with a private dining bump out with windows.
- North east-Bar patio entry-wood and metal.
- South east-Retaining wall drop off above the finished look.
- North west-Main dining patio-fiber cement panels-metal and opening to the bar.
- South west-Metal panels and concrete looking material.

Aldr. Bessner asked about signage. Mr. Bernatek said 4 separate signs: 1 over the entry door attached to the canopy, 1 east side, 1 south side, 1 west and 1 north.

Aldr. Bessner asked if all wine sold comes from their own company. Ms. Kaufmann said they purchase the grapes, fruit and fruit juice from other locations around the U.S. to be shipped. She said some other wineries will press it because of their red wine and then the fruit juice goes into the wine and that is then when the chemical process happens where there is blending for other varietals to get the yeast fermentation, sugar or alcohol; but yes all wine is Cooper's Hawk label. She said they also have a full service beer and spirits bar and they do have one product that is Cooper's Hawk labeled that is high proof wine-Lemon Cello- and based on what the city's liquor license allows, they may have to ask for a variance for that.

Aldr. Krieger asked when they will open. Ms. Kaufmann said they plan to start construction somewhere around late July-August and will open sometime around late first quarter or early second quarter of next year. She said it is a ground-up building so it will take a bit longer, but the hope is to get the building sealed in before winter hits.

Aldr. Lemke asked where the fermentation equipment would be installed. Ms. Kaufmann said each of their restaurants actually operates as a vintner due to the way the Illinois state liquor license is structured; so there is not any fermentation equipment per say. She said what they do have is barrels of their red varietals which will be fermenting to allow people to sit near them to be part of the wine making process.

Aldr. Stellato said the challenge tonight is to decide on the architectural features, and Plan Commission made the ruling to keep the standards the way they are and Committee is to determine if that is acceptable or if they need to re-do the architecture elevation and come back; however the staff memo suggests the applicant would like to keep it the way it is. Mr. Colby said that is correct, staff provided a calculation based on the building elevations at 30% architectural features, and it was presented to Plan Commission that this is a unique building in terms of its foot print and variety of materials, and they haven't had to previously calculate this requirement before. He said staff gave Plan Commission the opportunity to provide their interpretation as to whether those standards were met and they chose to defer to the information in the staff memo. Aldr. Stellato said he likes the look but he is concerned about the stucco on Main St. and he would like to see some sort of landscape plan to soften the building. Chuck May-185 Heathrow Ct.-Lake Bluff, said their landscape architect was not present, but even though there is not any landscaping shown on the elevations, there will be landscaping there along with ornamental trees that will break it up, and that they have filed a landscape plan with staff.

Aldr. Lewis asked about the sidewalk around the corner. Mark Zaprzalka –Civil Engineer-Jacob Heffner and Assoc.-said the sidewalk loops around the north face of the building to tie to the front entrance; it doesn't extend east of the building along Rt. 64, only west. Aldr. Lewis asked why not to the east of the building. Mr. Colby said when the PUD amendment for The Quad was approved back in 2013 there was a plan that included all the pedestrian paths through the site, and the pedestrian network for the outlot will actually follow the ring road, so the sidewalk that continues from the intersection on Main St. will continue along the ring road and connect back to the next intersection at the 2nd entrance to the mall off Main St. He said the sidewalk will continue east along the ring road but not along Rt. 64. Aldr. Lewis said so if she wanted to walk to Starbucks from there she would not be able to get to that sidewalk. Mr. Colby said the sidewalk would continue along the ring road on the right side.

Aldr. asked what material the retaining wall between the building and Rt. 64 would be and if there would be landscaping. Mr. Bernatek said on the North Ave. side it would be concealed within the building itself to be more of a structure to not be visible; the foundation wall would be designed to carry the load of the retaining wall as well.

Aldr. Turner made a motion to approve a PUD Preliminary Plan for The Quad St. Charles – Cooper's Hawk, Charlestowne Mall PUD, Unit 2, Lot 1. Seconded by Aldr. Payleitner.

Aldr. Stellato clarified that the motion was to allow the developer to keep the architectural features as planned. Mr. Colby said staff is looking for specific direction on that as part of the motion, if Committee is comfortable with the requirements being satisfied as proposed, that can be included in the motion. Chairman Bancroft said this motion is “move for approval and reflects that there is an adequate basis that the architectural feature is met.”

Aldr. Lewis said he has concerns about the signs and would like to see that go from 5 to 4 signs. Mr. Bernatek said they still have 5 signs but they did eliminate one on the south west corner to have only 4 wall signs.

Roll was called:

Present: Payleitner, Lemke, Turner, Krieger, Gaugel, Bessner, Lewis, Stellato, Silkaitis

Absent:

Nays:

Abstain:

Motion Carried 9-0

- b.** Plan Commission recommendation to approve a PUD Preliminary Plan for The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4.

Mr. Colby said this is a proposed 2 unit retail building located at the north east corner of the central mall entrance from Main St. opposite 38th Avenue. The southern unit of the building will be occupied by Starbucks with the drive-through lane wrapping around the building. He said the plans were reviewed and recommended for approval by Plan Commission subject to resolution of staff comments which are minor in nature and staff recommends approval.

Aldr. Krieger asked if there is anyway this will back up with traffic. Mr. Colby said the drive-through stacking that has been provided accounts for 10 stacking spaces and for this type of business only 5 are required. He said staff has data from other Starbucks locations that shows this amount is adequate for vehicle stacking, so they do not feel it's an issue.

Aldr. Stellato made a motion to approve a PUD Preliminary Plan for The Quad St. Charles – Starbucks, Charlestowne Mall PUD, Unit 2, Lot 4. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried. 9-0

- c. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 116 W. Main St. (Mixology Salon Spa).

Mr. Colby said this grant is to assist with replacing the first floor storefront in the amount of \$15,000 and the Historic Preservation Commission as well as staff have reviewed the grant and recommend approval.

Aldr. Turner made a motion to approve a Façade Improvement Grant Agreement for 116 W. Main St. (Mixology Salon Spa). Seconded by Aldr. Bessner. Approved unanimously by voice vote. Motion carried. 9-0

- d. Historic Preservation Commission recommendation to approve a Facade Improvement Grant Agreement for 11 S. 2nd Avenue.

Mr. Colby said this grant is to assist with replacement of awnings for a multi-tenant office building in the amount of \$1,500 and the Historic Preservation Commission as well as staff have reviewed the grant and recommend approval.

Aldr. Stellato made a motion to approve to approve a Façade Improvement Grant Agreement for 11 S. 2nd Avenue. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried. 9-0

- e. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 102 E. Main St. (Riverside Pizza)

Mr. Colby said this grant is to assist with repair and preservation of original windows on Riverside Ave. and also the installation of storm windows in the amount of \$1,000 and the Historic Preservation Commission as well as staff have reviewed the grant and recommend approval.

Aldr. Turner made a motion to approve a Façade Improvement Grant Agreement for 102 E. Main St. (Riverside Pizza). Seconded by Aldr. Krieger. Approved unanimously by voice vote. Motion carried. 9-0

Aldr. Payleitner asked if some of the beer signs on those windows could be removed. Mr. Steve Nilles-1556 Allen Ln.-stated that he is planning on removing the beer signs from the lower window. Aldr. Lewis said she appreciated that.

- f. Recommendation to approve the Adoption of Revised Building Codes: 2015 International Swimming Pool & Spa Code, 2015 International Mechanical Code with amendments, 2015 International Fuel Gas Code with amendments, 2014 National Electrical Code with amendments, 2014 Illinois State Plumbing Code, 2015 International Energy Conservation Code, 2015 International Existing Building Code with amendments, 2015 International Property Maintenance Code with amendments.

Mr. Vann said on April 12th the Building Board of Review completed its review and these codes along with the amendments and unanimously recommended approval. He said these codes are substantial to the already adopted codes of the International Building, Fire and Residential code

and staff recommends approval and requests that these codes be forwarded to City Council for final consideration. He said these codes work in tandem with the IEC, IRC and ISC and are very specific codes. He said gas codes are for gas supplied to mechanicals and mechanical codes for heating and air conditioning.

Aldr. Payleitner asked if this would assure continuity between other communities in the area. Mr. Vann said it does, the communities: Elburn, North Aurora, Batavia, Geneva and Sugar Grove are adopting the same editions. He said he cannot say that we would be adopting the same amendments but that we removed as many amendments as they could on these codes.

Aldr. Stellato made a motion to approve the Adoption of Revised Building Codes: 2015 International Swimming Pool & Spa Code, 2015 International Mechanical Code with amendments, 2015 International Fuel Gas Code with amendments, 2014 National Electrical Code with amendments, 2014 Illinois State Plumbing Code, 2015 International Energy Conservation Code, 2015 International Existing Building Code with amendments, 2015 International Property Maintenance Code with amendments. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried. 9-0

- g. Recommendation to approve Amendments to Chapter 15.04, Section 14.04.060 “Building Permit Required” and 15.04.090 “Architectural Committee”.

Mr. Vann said that with the adoption of these new codes editions it provides staff with the opportunity to review and propose some minor changes to Title 15 of the City Code, which is the Building and Construction code section. He said the first change is to redefine and renumber what is called the “Building Permit Required” section and the new definition is consistent with the definition in the administration section of the public code book, and it also provides a clear direction to the language on our permits, as necessary. The second change is to eliminate the “Architectural Committee” which is an appointed committee that assists the Building Commissioner in ascertaining that plans required in Section 15.04.070 comply with the provisions of the ordinance. He said some reasons they are proposing to eliminate this is: over the last 20 years this committee is non-existent, and in this section they talk about 15.04.070 which does not exist in the code. He said with the current process we have is city staff members- Public Works, Development Division, Planning Division and the Fire Dept.- on top of that we also have the Building Board of Review and the Historic Commission- that review all of these proposed codes and compliances with city ordinances. He said we are proposing this as a clean-up for this section of the code and ask are asking to eliminate this completely. He said this has been addressed by the city attorney.

Aldr. Stellato made a motion to approve Amendments to Chapter 15.04, Section 14.04.060 “Building Permit Required” and 15.04.090 “Architectural Committee”. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion carried. 9-0

- h. Corridor Improvement Commission Recommendation to Approve a Corridor Improvement Grant for 307 W. Main Street (Shell Gasoline Station).

Mr. O’Rourke said this grant is to assist with landscaping materials to help soften the asphalt look on the site around the monument sign as well as some planters to place along the Main St. frontage. He said the amount is not to exceed \$3,000 and the Corridor Improvement Commission has recommended that that the grant assistance only be used for the planters themselves, not the plant materials.

Aldr. Lewis thanked the applicant for doing that and that she is on the America in Bloom committee and they recently discussed that planters, trees and plants are needed to soften the look of Main St. and this fits right into it. She offered America in Blooms assistance to them as well.

Aldr. Turner made a motion to approve a Corridor Improvement Grant for 307 W. Main Street (Shell Gasoline Station). Seconded by Aldr. Krieger. Approved unanimously by voice vote. Motion carried. 9-0

- i. Recommendation to approve Amendments to the Downtown Business Economic Incentive Program.

Mr. O'Rourke said that last month staff presented an update review of the Downtown Business Economic Incentive program and through that discussion the Committee recommended some modifications for staff to investigate. He said they have done so and found 2 amendments that should come back to Committee for official approval to formally amend the program description:

1. Strengthen the repayment in the approval documents for instances when the city-funded improvements are removed before the end of the required 5-year maintenance period- He said staff has worked with legal counsel to come up with some language that puts a little more strength into who is responsible and when to call out the property owner and the applicant, and if any improvements get removed in a 5-year period, they have to re-pay it. He said based on advice from legal counsel they also worked on an amortization schedule so that over the course of the 5-year maintenance period the amount going back to the city is reduced by 20% each year.
2. Expand the programs boundaries to the properties along St. Charles' major commercial corridors on Rt. 38, Rt. 64 and Randall Rd.- He said they did not extend to Kirk Rd. since the majority of those areas are either residential, industrial or apartments. He said they are also proposing a name change to "Commercial Corridor and Downtown Business Economic Incentive Program".

Motion made by Aldr. Turner to approve Amendments to the Downtown Business Economic Incentive Program. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried. 9-0

Aldr. Payleitner said she worried that with expanding program beyond downtown, the focus will be diluted too much, not to say that there are not businesses along the corridors that could use it, but she remembers the initial purpose was to update the historic buildings, and she wondered how we do that. Mr. O'Rourke said there are still plenty of opportunities in downtown to work business owners and the use requirements will be left in place.

4. ADDITIONAL BUSINESS-None.

5. EXECUTIVE SESSION

- Property Acquisition – 5 ILCS 120/2(c)(5)

Aldr. Lewis had to leave and excused herself from Executive Session.

Motion made by Aldr. Lemke. Seconded by Aldr. Turner to go into Property Acquisition Executive Session at 7:36pm.

Roll was called:

Present: Payleitner, Lemke, Turner, Krieger, Gaugel, Bessner, Stellato, Silkaitis

Absent: Lewis

Nays:

Abstain:

Motion Carried 8-0

Motion made by Aldr. Stellato. Seconded by Aldr. Turner to come out of Executive Session at 8:20PM. Approved unanimously by voice vote. Motion carried. 8-0

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

7. ADJOURNMENT- Aldr. Stellato made a motion to adjourn at 8:21pm. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion Carried. 8-0